



City of Wichita
Consolidated Plan
2009-2013



“Creating Communities of Choice”

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June 2, 2009

Ms. Theresa Porter, Director
U.S. Department of Housing and Urban Development
Office of Community Planning and Development – Region VII
400 State Avenue, Room 200
Kansas City, KS 66101-2406

Dear Ms. Porter:

The City of Wichita is pleased to present this Five Year Consolidated Plan which represents the community development goals and objectives of City staff, community residents, elected leadership and service partners in Wichita.

The Consolidated Plan mission statement represents the guiding principle which will be reflected in proposed uses of federal housing and community development funding in the years to come. Our specific purpose is to make every community in Wichita, a community of choice.

As we move forward, it will be with a spirit of cooperation with your office and our local community. We will continue to be good stewards of funds received through the Consolidated Plan process, operating in compliance with federal rules and regulations.

The lead agency for administration of the Consolidated Plan is the Housing and Community Services Department, whose staff have access to all of the City's resources to ensure efficient and effective management of these programs.

We look forward to our continued funding and programmatic relationship with the U.S. Department of Housing and Urban Development.

Robert Layton, City Manager

Carl Brewer, Mayor

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GENERAL

Executive Summary

The City of Wichita has identified needs and resources with which to address those needs, in order to achieve the City's vision of a community where everyone can realize a high quality of life. The Wichita community is experiencing ill effects of a weak economy however the goals for a vibrant, dynamic environment remain strong. Components of this Consolidated Plan will provide assistance to those who are experiencing need for the first time as well as to those who have been without the necessary resources to realize the community's vision.

The City of Wichita's top two Consolidated Plan priorities reflect the economic times. Housing and Public Services will receive top priority over the next five years. Safe, affordable housing will provide community stability so that the Public Services which are delivered will have a reasonable expectation of improved quality of life, leading to self-sufficiency for the recipients of Consolidated Plan-funded services.

The community has designated housing as the first priority. The City will address this priority through programs which create and support homeownership: downpayment and closing cost assistance; development subsidies for single family home construction; and home repair for existing homeowners. The City will strive to create a minimum of 250 new homeowners over the next five years. Additionally the City will focus home repair resources in areas of greatest need to create synergy among the area residents. During the 2004-2008 Consolidated Plan period, 162 new homes were developed and 227 new homeowners were assisted.

The community's second priority designation, Public Services, will be delivered in partnership with local community agencies and institutions. These partnerships will ensure a maximum return on Consolidated Plan funding resources by leveraging public and private efforts to empower people to overcome issues which limit their ability to excel. Services will include short term assistance such as job training, health care and substance abuse treatment. Long term, sustainable goals will also be included, such as engaging neighborhood residents in empowerment strategies leading to control of their future. The City's Neighborhood City Halls will be focal points in the delivery of public services and in engaging community residents. The City will strive to reach/serve a minimum of 100,000 community residents each year, through services funded with Consolidated Plan resources. During the 2004-2008 Consolidated Plan period 281,980 persons were impacted by programs funded from public services resources.

Other priorities which were identified by the community include community development, infrastructure improvements, services for the homeless, youth programming, maintenance and upkeep of public facilities, economic development and historic preservation.

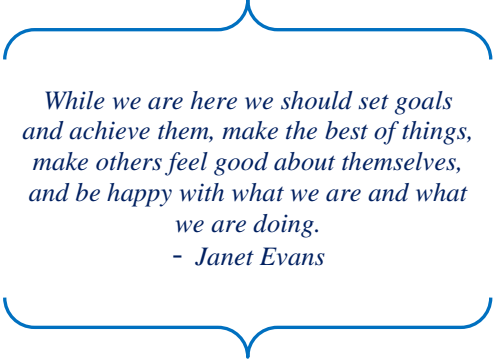
In Wichita, community development activities will be paired with housing programs to the extent possible, to create a visual impact in areas where the City is investing resources. These activities will include but not be limited to neighborhood clean-ups and dangerous building demolition, to remove blight and unhealthy conditions. During the 2004-2008 Consolidated Plan period, tons of refuse and discarded tires were removed from neighborhoods – as residents partnered with City staff for the removal of trash, tires, tree limbs and brush. In the next five years, the City will pair clean-up activities with waste reduction programs, for a more sustainable impact.

Infrastructure improvements will also be targeted to areas where housing initiatives are underway. This will include street and sidewalk construction or repair, as well as utility infrastructure such as water and sewer line construction or repair. During the 2004-2008 Consolidated Plan period 47 infrastructure projects were completed.

The City of Wichita is committed to providing services that will create lasting solutions for the homeless population. In 2008, the City/County-appointed Task Force on Ending Chronic Homelessness issued a report with five recommendations. One of the five is the implementation of a Housing First program. This program is funded through federal resources as well as City and County general funds. The goal is to place and support 64 persons in permanent housing during the first year of operation (2009). In addition the City and County agreed to support the creation of a one stop resource and referral center which was also recommended by the Task Force. The center will provide services to any homeless person or family. A local faith-based program has assumed responsibility for creating and managing the center, which is scheduled to open in 2010.

Youth will continue to be a focus of City programming, primarily as a part of its Public Services resources. Such activities as after school programming and summer employment will be staples of that focus however the City will continue to explore ways to enhance the successful development of youth by supporting community programs such as mentoring and tutoring. Over 1,000 youth were served during the 2004-2008 Consolidated Plan period.

Creating a quality environment for learning and leisure will be the focus of the City's investment in public facilities such as community parks and playgrounds, as well as recreation centers and Neighborhood City Halls. Such investments will enhance the City's plans to provide youth programs as well as youth and adult community education which will lead to self-sufficiency.



*While we are here we should set goals
and achieve them, make the best of things,
make others feel good about themselves,
and be happy with what we are and what
we are doing.
- Janet Evans*

Economic development is another of the City's priorities in the 2009-2013 Consolidated Plan, especially related to the development and support of small businesses. Façade improvements for commercial structures will enhance the appearance of low-income communities and lead to community support of neighborhood businesses. Improved appearance and increased support of businesses will make it easier to attract other services to the area.

Much of the need in Wichita's housing stock, exists in older neighborhoods. It therefore is important that while housing improvements are planned, that they are conducted so as to preserve the historic character of such areas. Historic preservation strategies will be used where appropriate in the City's revitalization efforts. During the 2004-2008 Consolidated Plan period, nine historic structures received rehabilitation assistance.

Strategic Plan

The **Mission** of the City of Wichita Consolidated Plan is to create communities of choice where:

- low to moderate income persons have safe, affordable housing;
- residents realize their full economic and personal potential; and
- neighborhoods are healthy, vibrant and provide quality goods and services.

The **Vision** is that all Wichita communities have the same potential for growth and sustainability.

Geographic Area

Resources of the Consolidated Plan will be focused in:

- Local Investment Areas
- Redevelopment Incentive Areas
- Neighborhood Revitalization Areas.

Basis for Identifying the Geographic Areas

A number of factors led to these designations, all of which are required under federal and state laws and regulations. Following are key features and challenges associated with these areas:

- Appraised residential property values have increased by 17 to 21 percent in the central area compared to 35 percent citywide.
- Prior to the economic downturn of 2008, Wichita's employment picture was characterized by a lack of available skilled workers, which resulted in a number of unfilled positions. The challenge prior to 2008 was the ability to transform low-skilled workers into the high-skilled workforce desired by the aircraft manufacturers and other durable goods industries.
- In comparison to the entire population, the Neighborhood Revitalization Area (NRA):
 - has twice the percentage of persons with incomes below the poverty level
 - has nearly three times the number of houses built before 1939
 - has a nearly equal numbers of renters and homeowners
 - has homeowners whose home value is less than half that of the entire city.

Obstacles to Meeting Underserved Needs

Several obstacles prevent the mission from being achieved:

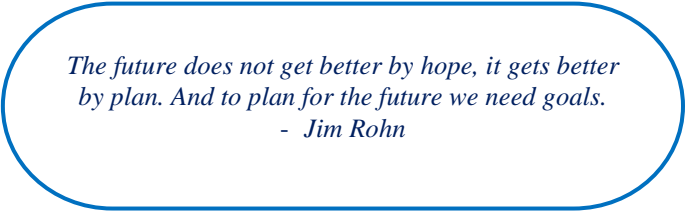
Personal financial resources. As the preceding data reflect, there are many residents of Wichita who do not have sufficient resources to address their housing needs. Their options include living in substandard conditions because it is all they can afford, living with housing code violations which are the result of deferred (or no) maintenance, or those living with others or in areas not designed for human habitation. Prospects for increasing the income of the residents of the NRA present significant challenges, until the local and national economies improve.

Agency financial resources. Many agencies which have traditionally offered assistance to low income persons have seen their resources decline. That includes general government resources which are being stretched thin due to declining revenues. Thus, many services to prevent housing deterioration and social dysfunction, as well as basic infrastructure maintenance are being deferred or eliminated. Additionally, funding to administer the Housing Authority's subsidized housing programs has also been

steadily declining. And finally, government resources available through the Consolidated Plan have decreased over the years. In 2002, Wichita received approximately \$6M; in 2008 Wichita's entitlement fund allocation was \$4.5M.

Lack of information. Despite the use of various forms of media and public presentations, many residents remain unaware of services which could provide assistance to them. Others have a distrust of government which makes them reluctant to take advantage of local programs. And still others do not have legal status which in many cases makes them ineligible for certain government programs and in nearly all cases results in them not requesting services. They become the hidden poor, much like the homeless population has been.

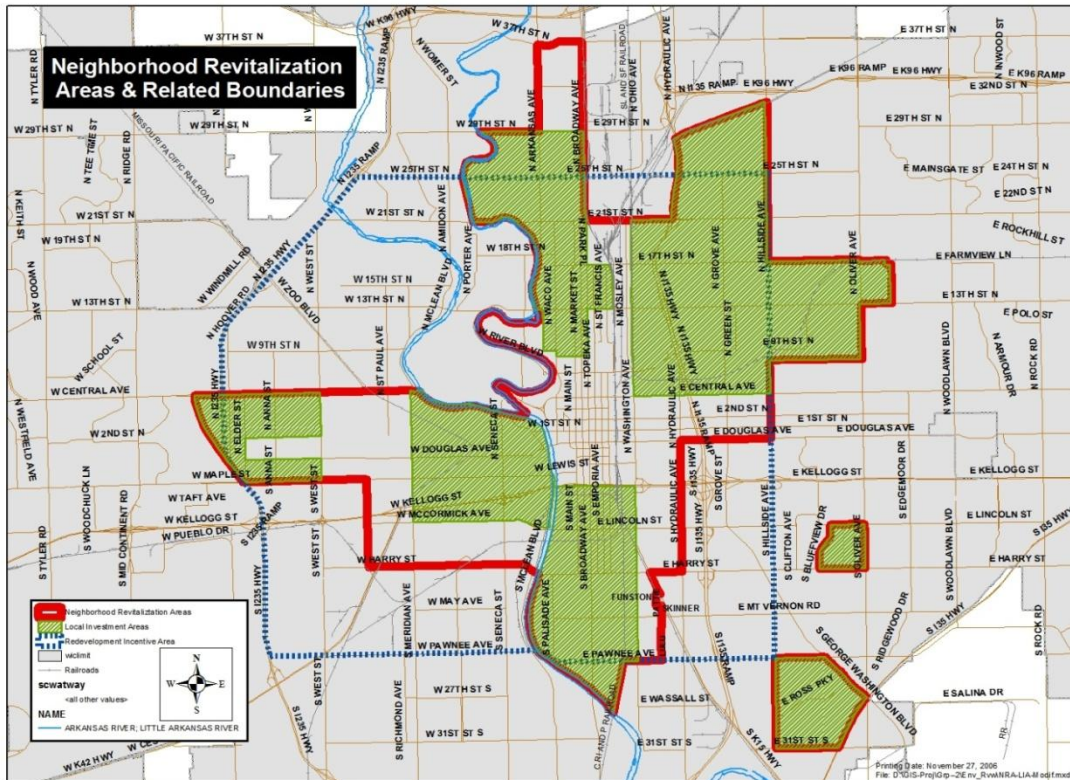
The goal then, of the Consolidated Plan programming, is to develop and fund strategies which will offer relief for the economic challenges facing the Wichita community.



*The future does not get better by hope, it gets better
by plan. And to plan for the future we need goals.*
- Jim Rohn

General Questions

The City of Wichita will continue to focus resources in the Local Investment Areas, Neighborhood Revitalization Area and Redevelopment Incentives Area. These areas represent the highest concentrations of low to moderate income populations (66 percent) and racial/minority concentrations (54 percent) according to 2000 Census data. Following is a map which reflects these areas:



Because these areas are in the older, core portion of the city, the residential and commercial building stock is generally less sound than in newer portions of the city. In addition, 13 percent of the existing property is vacant; 47 percent is renter-occupied; and 29 percent of the housing units were built in 1939 or earlier. (2000 Census)

It is anticipated that a minimum of 90 percent of the funds received through the Consolidated Plan will be expended in these areas.

One of the greatest obstacles in addressing the needs of this area is its sheer size. In 2008 there were over 33,000 housing units in the area and over 74,000 residents. In order to maximize the impact of funded services, it would be desirable to reduce the size of the area. However this option would put some people and properties at increased risk of the dangers inherent in continued deterioration of their living conditions. Other obstacles include lack of sufficient public (government) funding as well as the low income of the residents of the area, which limits their ability to improve their living and other conditions.

Managing the Process

Lead Agency. The Housing and Community Services Department is the lead agency for developing and administering the programs funded through the Consolidated Plan. The department's mission – to provide housing and related services to benefit the citizens and neighborhoods of Wichita – is consistent with the goals of the funds which are a part of the Plan.

The department is supported by the administrative systems and organizational infrastructure of Wichita City government, which facilitates the approval and execution of contracts, processing payment requests and providing information technology support.

However the primary focus of the department is on the partners who deliver services to the community. Two of the major Consolidated Plan-funded programs are operated by department staff. All others are provided by contract with community agencies or other City departments. Those agencies provide a feedback system as to needs, while bringing other resources to the table to leverage City funds. Such partnerships include: Sedgwick County government; faith based groups such as Catholic Charities, Inter-Faith Ministries, the Salvation Army, and United Methodist Open Door; community development corporations such as Community Housing Services, Mennonite Housing and Rehabilitation Services, Wichita Indochinese Center and Power CDC; and community service groups such as the YMCA and YWCA.

Consolidated Plan Development Process. Priority needs for the 2009-2013 Consolidated Plan were developed through community surveys which were distributed through formal organizations as well as through neighborhood information networks. The following groups are among those who were invited to participate in the survey in October and November, 2008: neighborhood organizations, Public Housing tenants, Section 8 Housing Choice Voucher holders, City appointed boards, partner agencies, and elected officials.

Consultations. Following the tabulation of priority survey responses, a group of community service agencies were invited to provide feedback on the survey results through a focus group session held on March 6, 2009. They were also asked to participate in a discussion of the community's social service continuum related to special populations. The following entities participated in the discussions and/or provided written feedback and assessments: Sedgwick County Children's Services; Sedgwick County Department on Aging; Kansas Department of Social and Rehabilitation Services; Sedgwick County Developmental Disabilities Organization; Youthville; Inter-Faith Ministries; Catholic Charities; Urban League of Kansas; Sedgwick County Housing Department; Sedgwick County Health Department; and the Wichita Housing and Community Services Department.

In addition to these types of direct input, preparation of the 2009-2013 Consolidated Plan also took into account previously completed local planning documents: Wichita-Sedgwick County Comprehensive Plan, *Preparing for Change*; United Way of the Plains 2006 Needs Survey and Priority Study; neighborhood plans from the City's Neighborhood Revitalization Area; and the community-wide Visioneering Plan that was completed in 2004 and which reflects the common vision of thousands who participated in meetings, discussions and review of the Visioneering Plan's six foundations.

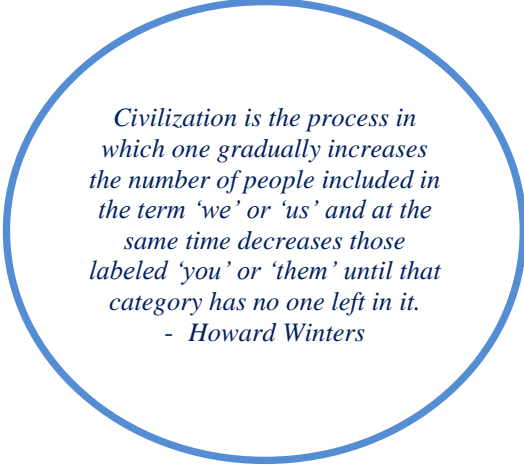
The community's housing and community development needs are prominent in all documents which were reviewed. In the Wichita-Sedgwick County Comprehensive Plan, *Preparing for Change* Key Indicators of Community Change report (November, 2004), Housing and Neighborhood Revitalization are among the seven major categories of focus. The Housing goal is "higher densities and greater

diversity in new housing stock, including affordable and mixed-use residential and commercial developments”; the Neighborhood Revitalization goal is “revitalization of older Wichita neighborhoods through infill and redevelopment activity”.

Neighborhood plans for the target areas reflect consistent themes of housing and community safety. Similarly in its 2006 Needs Survey and Priority Study, the United Way of the Plains found that community residents rank Housing/Affordable Housing, Activities/Programs for Youth, and Infrastructure among the top 10 priority needs.

Early in 2004 the four county metropolitan area, embarked upon a strategy to develop a multi-year “vision” for the area. The result of the effort is titled Visioneering Wichita and has been officially endorsed by all elected bodies. One of the components of the vision is for the region to be a “healthy, safe community that has a vibrant recreation, entertainment, arts and cultural focus that embraces diversity and builds pride”. This part of the vision is assigned to the Quality of Life strategic alliance, where the needs of older adults are also highlighted. Specific strategies include providing safe affordable housing, employment and health care resources. These goals have been incorporated into the 2009-2013 Consolidated Plan.

In addition to the direct survey data, consultations, review of existing ‘environmental scans’, the City Council was engaged in the compilation of this needs assessment through staff presentations in workshops and during formal business meetings. All such activities were also open and broadcast to the public. For more detail on the survey development and feedback, please see the Citizen Participation section.



Civilization is the process in which one gradually increases the number of people included in the term ‘we’ or ‘us’ and at the same time decreases those labeled ‘you’ or ‘them’ until that category has no one left in it.
- Howard Winters

Citizen Participation

Summary. Citizens were encouraged to complete a priority needs survey in the months of October and November, 2008. Presentations were made to the six City Council District Advisory Boards, and surveys were left for them to complete and share with their neighborhood associations and others. Approximately 147 persons were in attendance at these presentations.

Survey instruments were sent to over 1,000 people using the City Council email distribution lists for neighborhood information.

Residents of Public Housing and clients utilizing Section 8 Housing Choice Vouchers were sent a copy of the survey in the Housing and Community Services Department's November/December bimonthly newsletter. Surveys were also mailed to homeowners who were assisted through the HOME program. All were asked to complete and return the survey.

The City of Wichita posted the survey on its website and encouraged readers to download it, complete and return it.

An article was placed in a community newspaper which serves a low income and primarily minority audience. The article encouraged readers to access the survey online, print, complete and return it.

Surveys were available at the four Neighborhood City Halls and in the Housing and Community Services Department office. They were also distributed to all local elected officials, City and County departments and local advisory boards.

A total of 197 surveys were returned by the deadline and 171 were usable for tabulation purposes. Survey results are provided in detail in the Priority Needs Analysis and Strategies section of this Consolidated Plan.

Summary of Citizen Comments or Views. Citizens were asked to rank the priority needs by general category and by specific program. The survey was formatted with specific programs to prioritize and a place for additional comments. Several respondents indicated it was difficult to prioritize one group over another, in terms of needs. This was especially evident in prioritizing needs of the homeless population. However at least one respondent indicated that their prioritization was based on the availability of other resources to address certain needs.

The need for crime and fire prevention services is another area of need which was mentioned by respondents.

Several persons who responded to the priority needs survey also listed specific needs of persons with physical disabilities, such as motorized wheelchairs for shopping in other than the major grocery stores and super centers and more housing for the disabled.

Because non-English speaking persons were not specifically targeted to complete the survey, a special feedback form was distributed in communities where English is not the predominant language. No comments were received.

Public Comment. During the public comment period one agency provided an update to their service portfolio. That information will be incorporated into the department's internal service directory.

Broadened Public Participation. The surveys were distributed as indicated. Completion was voluntary and anonymous. However respondents were asked to provide their zip code of residence. The zip code data reflected a broad area from which responses were received. In addition, when the zip code data was reviewed according to income, it was evident that persons likely to be eligible for services (low to moderate income) were well represented in the response pool:

- there were 22 zip codes represented including one outside the Wichita city limits
- more than 50 percent of the residents in 11 of the survey zip codes, earned less than the median income for Wichita (according to the 2000 Census).

Comments not Included. Comments that were not accepted included those which referred to services which could not be addressed through Consolidated Plan funding such as funds to support a homeowner association database and City-designated buildings as storm shelters. Other services which were mentioned but not included in the priority needs listing are: literacy programs, centers for persons with learning disabilities, graffiti removal, garden club, and expanded City bus service.

Ongoing Public Participation. The City of Wichita is committed to citizen engagement throughout the Consolidated Plan process, including development of the First Program Year Annual Action Plan. To that end, the City continues to follow a long-standing process of naming a citizen Grants Review Committee to review annual funding applications and proposals for the following Consolidated Plan programs: women's services, youth recreation and enrichment, summer youth employment, HOME CHDO development funding, and Emergency Shelter Grant funds. The Grants Review Committee represents large and small businesses, neighborhood organizations, neighborhood leaders, County government and the local school district. In addition to their review as a committee, they also conduct public hearings to receive feedback on the applications and proposals, prior to making their funding recommendations.

*We have learned to say that the good
must be extended to all of society before
it can be held secure by any one person
or any one class. But we have not yet
learned to add to that statement, that
unless all [people] and all classes
contribute to a good, we cannot even be
sure that it is worth having.*

- Jane Addams

Institutional Structure

Implementing Structure. The City of Wichita is a full service municipality which is managed by a professional City Manager, with policy direction from the official elected body: Mayor and six Council Members. The City Manager has designated the Housing and Community Services Department as the lead agency for oversight and administration of the Consolidated Plan. Consolidated Plan-funded programs are carried out by City Departments, and public and private community based organizations.

Strengths and Gaps in the Delivery System. There are no appreciable gaps in the delivery system for Wichita. City departments are professionally managed and have sufficient trained staff to deliver a wide range of services which are eligible for Consolidated Plan funding. These include a full-service Public Works department which routinely manages infrastructure projects for the city at large. The City's Water and Sewer Utility is likewise capable of applying Consolidated Plan resources to water or sewer infrastructure improvements or repairs in the designated areas. The City Manager's office is responsible for Neighborhood Services which provides a number of education and community enrichment activities in all six Council districts and, from the four Neighborhood City Halls which are located in Consolidated Plan targeted areas.

Similarly, many of the City of Wichita's nonprofit partners have developed the capacity to provide services to enhance the community. Services that promote homeownership include the development and construction of single family homes that are marketed to low to moderate income buyers. These agencies are also certified to provide homebuyer counseling which is required for City assistance to first time homebuyers.

Private sector contractors are solicited for repairs on individual homes and upgrades on public facilities. There is no shortage of contractors willing to take on such projects. The City also specifically tries to identify contractors who are Section 3-eligible, thus furthering the objectives of that regulation to benefit low and moderate income persons not only through service delivery but also through contracting opportunities.

Public Housing Strengths and Gaps. The Wichita Housing Authority is a part of the City of Wichita municipality, and is positioned in the Housing and Community Services Department. This placement provides maximum opportunities for the department to provide a complete continuum of housing services – from low/no rent subsidized units to homeownership. Housing Authority staff are City employees and because of the benefits associated with City employment, the Authority is able to attract and retain a qualified staff. Purchasing and contracted services are governed by the City's administrative policies and practices. The Wichita City Council plus one Housing Authority tenant/client, form the eight member governing Board of Commissioners. All official Housing Authority actions are presented to the Board for approval in public hearings and are documented in official City records. This includes budgetary decisions as well as capital improvements and disposition of property.

The mission of the City of Wichita is to provide an environment to protect the health, safety and well being of all who live and work in the community. In directing policies and programs toward that end, the City assumes a stewardship role to preserve the assets and natural resources entrusted to its growth, to assure equality of opportunity and to contribute to the quality of life for all citizens.

Priority Needs Analysis and Strategies

Basis for Assigning the Priorities

The priority needs which follow, were identified and prioritized by citizens who completed priority needs surveys.

Priority 1: Housing

- 1A: Homeownership
- 1B: Single-family repair
- 1C: Single-family construction/infill
- 1D: Single-family rent or mortgage subsidy
- 1E: Multi-family construction
- 1F: Multi-family repair
- 1G: Multi-family rent or mortgage subsidy

The City of Wichita will continue to partner with non-profit and for-profit developers to create affordable housing and to provide downpayment and closing cost assistance to first time homebuyers. Home repair will be an important part of the housing strategies, to maintain current homeowners in homes that are energy efficient and safe. Multi-family housing units will benefit less from direct governmental subsidies but will receive City support from such programs as property tax rebates when projects are undertaken in the Neighborhood Revitalization Areas. The City will also continue to encourage and support developers to finance construction and improvements to provide affordable housing, through the use of federal housing tax credits.

Priority 2: Public Service

- 2A: Job training
- 2B: Health care and substance abuse treatment
- 2C: Crime prevention
- 2D: Fair housing
- 2E: Neighborhood outreach
- 2F: Neighborhood associations

The City of Wichita will support public services as listed above, primarily through partnerships with community service providers. Transitioning to these priorities will require adjustments in the historical funding categories in Public Services. However it will be made easier through partnerships with community agencies which provide job training and health care and substance abuse treatment. Fair housing programs will also be provided by community agencies such as the Urban League of Kansas. Neighborhood outreach activities will be supported by funding neighborhood assistants and creating performance data relative to the number of neighborhood outreach programs delivered and the impact of those programs.

Priority 3: Community Development

- 3A: Neighborhood revitalization planning
- 3B: Neighborhood clean ups
- 3C: Energy conservation
- 3D: Dangerous building demolition

The City of Wichita will focus on community development activities which involve community residents in planning and implementing their plans. Many low income neighborhoods in Wichita are in need of

comprehensive revitalization – from infrastructure to coordination of social service delivery. Demolition of dangerous buildings is a large part of the revitalization process, but must be paired with construction of new, safe structures to restore neighborhood vibrancy. Energy conservation will be a major component of any revitalization plan or strategy, in order to preserve the environment and to reduce the cost of living on neighborhood residents.

Priority 4: Infrastructure

4A: Street construction or repair

4B: Water and sewer line construction or repair

4C: Sidewalk construction or repair

Wichita's older communities are those where the majority of low income persons live. These areas generally have the oldest infrastructure as well. Unfortunately, the residents of these areas can least afford to be assessed the costs of infrastructure improvements and thus, the improvements are deferred. This creates a downward spiral which is only stopped when public resources are invested. Consolidated Plan funding has been a major source of such investments and will continue to be.

Priority 5: Homeless

5A: Children (unaccompanied)

5B: Victims of domestic violence

5C: Families with or without children

5D: Chronic

The City of Wichita and Sedgwick County appointed a Task Force on Ending Chronic Homelessness in 2006. After 18 months of study, the Task Force presented a comprehensive report with five recommendations to end chronic homelessness. In the process, the needs of other homeless populations were also addressed and will benefit from the coordinated services which are a major component of the report. The City and County are investing general funds towards this effort as well as Community Development Block Grant funds.

Programs for unaccompanied homeless children are not being recommended for funding in the First Program Year Action Plan, however there are community agencies which serve this population. The City will further explore the needs of this special population and determine what additional resources should be directed toward their care.

Priority 6: Youth

6A: Child care services

6B: Youth recreation and enrichment

6C: Summer youth employment

The City of Wichita will continue its commitment to providing services to youth during their leisure time, after school and in the summer. However the community has indicated that child care is a high priority and the City will therefore research specific gaps in that service delivery system and develop strategies to fill them.

Priority 7: Public Facilities

7A: Public parks and playgrounds

7B: City recreation facilities

7C: Neighborhood City Halls

The City of Wichita has invested in facilities and amenities for the benefit of all citizens. Persons who live in the targeted areas are often limited in their leisure options, to those which the City provides. Continuing to invest in community parks and playgrounds, as well as continued support of recreation centers and Neighborhood City Halls will provide an important connection between the City and its residents. As such, these become significant factors in the community's quality of life.

Priority 8: Economic Development

8A: Small business loans

8B: Small business loan guaranties

8C: Special economic development activities

8D: Commercial rehabilitation

8E: Microenterprise assistance

The City of Wichita has supported economic development activities in the targeted areas, with the goal of encouraging private sector development. Private sector involvement is starting to emerge, as evidenced in plans for revitalized neighborhood shopping and service areas. The City will continue to support such efforts through various financing mechanisms such as Tax Increment Financing. It will rely on its community partners to provide direct business loans.

Priority 9: Historic Preservation

9A: Single-family housing repair

9B: Multi-family housing repair

9C: Non residential building repair/restoration

9D: Historic preservationist

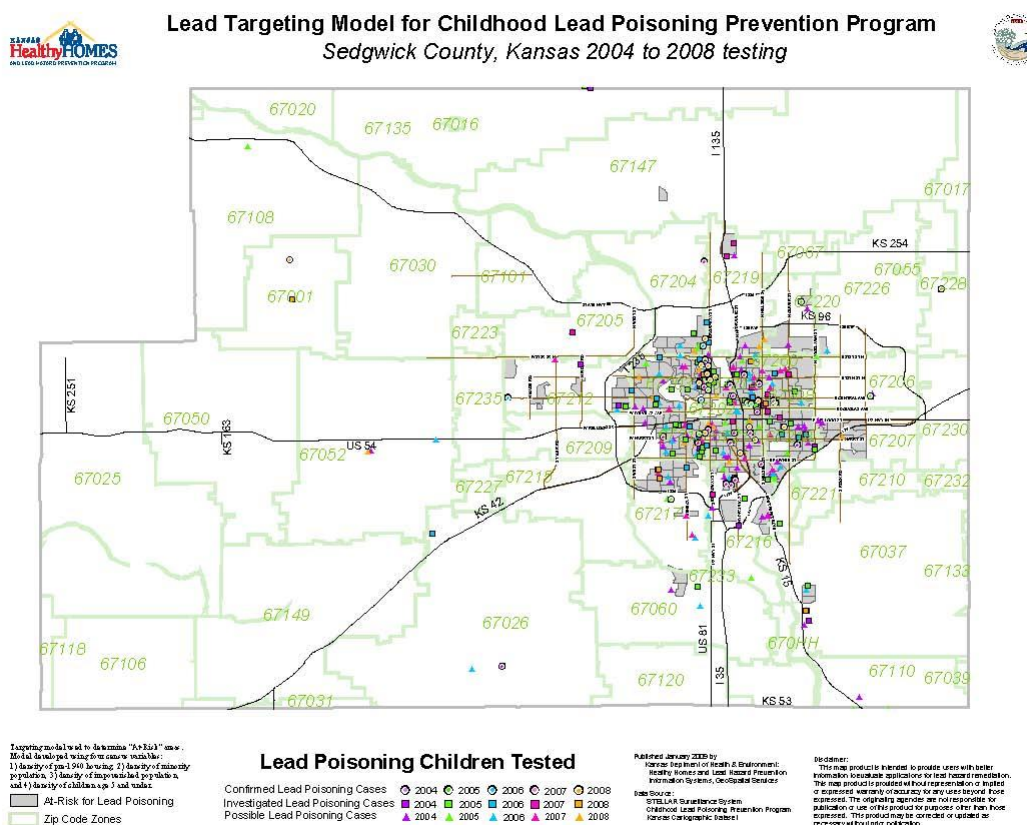
As stated previously, the housing and neighborhood challenges for the City of Wichita are primarily centered in its older neighborhoods. While much activity has occurred and is planned to remove blighted structures, rebuild new infill housing, and create new housing subdivisions, the City also recognizes the need to preserve historic properties to maintain the city's character. While not a top priority, the City of Wichita will continue to support historic preservation.

| |
|---|
| <i>I know the price of success: dedication, hard work, and an unremitting devotion to the things you want to see happen. - Frank Lloyd Wright</i> |
|---|

Lead-based Paint

According to the Kansas Department of Health and Environment's (KDHE) review of 2000 Census data, 71% percent of Wichita's housing stock was built before 1978, which impacts approximately 32,905 children between the ages of 6 and 72 months. The estimated number of homes occupied by low and moderate income families which contain lead-based paint hazards is 37,000. They are located in older areas of the city.

The following map was prepared by the Kansas Healthy Homes and Lead Hazard Prevention Program and charts the location of lead poisoning cases which they have investigated in Wichita/Sedgwick County. In 2008, KDHE performed 2,835 tests and found 42 with elevated lead levels.



Not surprisingly, these cases are concentrated in older parts of the community – areas where the average income is below the median for Wichita. An examination of the zip codes with the highest concentrations shows that 55 to 75 percent of the residents in those zip codes have incomes below the median for Wichita according to the 2000 Census.

The City of Wichita has several programs which are impacted by lead-based paint policies: home repair, homebuyer assistance and housing authority operations. In its home repair programs, staff will continue to perform lead risk assessments on properties which are rehabilitated with CDBG or HOME funds. The program staff are licensed Risk Assessors and receive annual training and updates to their certifications. They provide clearance reviews on home repair projects where the hard costs are less than \$5,000. Homes receiving repair assistance where hard costs are between \$5,000 and \$25,000, are subject to homeowner notification, renovation by trained and qualified workers, temporary relocation

of household members and clearance testing. Regardless of the amount of work performed, all families receive the “Protect Your Family from Lead in Your Home” and “Renovate Right” booklets.

In addition, when homes are purchased with assistance from HOME funds, realtors are required to provide buyers with a copy of the standard lead-based paint disclosure form and booklet when the purchase contract is signed. Copies are maintained in the City’s files.

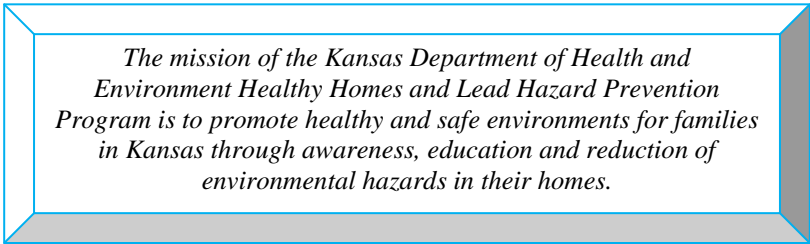
The City also developed a Contract Addendum that is used in connection with the City’s down payment and closing cost assistance program. The addendum advises buyers and sellers that the City’s funds are subject to the lead paint regulations, that the City presumes lead-based paint is present in structures built before 1978, and that such structures will be inspected by the City to detect deteriorated paint. The seller of such properties is required to correct deficiencies and to obtain the required clearance inspections prior to closing. Clearance statements and Lead Presumption notification forms are provided to the buyers at closing, and buyers are advised that repairs made with City funds will not disturb sufficient surface areas to necessitate formal clearance, but that safe work practices will be utilized.

The City of Wichita Housing Authority completed a process of encapsulating or abating all Public Housing units which are now lead-safe. Tenants are provided with a copy of the Protect Your Family from Lead in Your Home booklet and records associated with the actions taken to remove the lead hazards.

Units occupied by renters using Section 8 Housing Choice Vouchers are inspected preoccupancy, annually and for special inspections. Visual inspection determines the existence of deteriorated paint surfaces in homes built before 1978 and occupied by or could be occupied by children under the age of six or by a pregnant woman. A unit will not pass the Housing Quality Standards inspection until the painted areas are stabilized and have received a clearance examination by a certified clearance examiner. Owners are required to provide families with the Notice and Disclosure form relative to lead-based paint and a report on the results of the clearance examination. Once a property is free of lead hazards, they are inspected for ongoing maintenance.

The Section 8 Housing Choice Voucher program also cross references its units with units where children have been identified as having elevated blood levels (EBL) by the Kansas Department of Health and Environment. To date, no subsidized addresses have matched the state’s addresses.

The City of Wichita’s commitment to address lead-based paint hazards in the community will include partnering with KDHE and the Healthy Homes and Lead Hazard Prevention Program (whose mission is listed below) to seek additional funding to provide more opportunities to completely abate lead hazards in more homes than is currently possible under annual funding allocations.



The mission of the Kansas Department of Health and Environment Healthy Homes and Lead Hazard Prevention Program is to promote healthy and safe environments for families in Kansas through awareness, education and reduction of environmental hazards in their homes.

HOUSING

Housing Needs

The City of Wichita believes that all people deserve safe decent and affordable housing whether they rent or own their home. Housing should provide a barrier to weather, pests, and uninvited visitors. All housing systems including the frame and shell of the structure, windows, doors, electrical, HVAC, and plumbing should operate in the manner in which they were designed.

As housing systems age, malfunction and deteriorate, they need regular maintenance, repair and/or replacement. Depending on household income, the family's financial obligations, knowledge of the issue, and landlord interest and means, these systems may or may not receive required attention. Deferred maintenance leads to higher housing costs as reflected in increased heating and cooling costs, water leaks which waste this resource and cause structural damage, and electrical problems which can cause personal injury and destruction of property.

Unaddressed deferred maintenance in one or more housing units on a block leads to spot and/or widespread blight. In a short span of time property values decline, owners move out and sell their houses to other homebuyers or investors who rent the property.

Low and moderate income families often need supplemental resources to rent affordable well maintained housing units or buy and maintain their own home. They need access to information on how the systems in their homes function and how to maintain them or spot deficiencies long before they become a serious problem. They need to be aware of potential problems when seeking a housing unit.

From 2005 – 2007, 15 percent of the population in Wichita lived in poverty. Nineteen percent of related children under the age of 18 were below the poverty level; nine percent of people 65 years and older were in that income group. Twelve percent of all families and 31 percent of families with a female householder and no husband present had incomes below the poverty level.

During the same period Wichita had 145,000 occupied housing units – 92,000 or 63 percent were owner-occupied and 53,000 or 37 percent were renter occupied. Ten percent of the households did not have telephone service and seven percent did not have access to a car, truck, or van for private use.

The median monthly housing costs for mortgaged owners was \$1,078, non-mortgaged owners paid \$355, and renters \$595. Twenty-five percent of owners with mortgages, 12 percent of owners without mortgages, and 46 percent of renters in Wichita spent 30 percent or more of their household income on housing.

It is difficult to determine the annual income according to household size when looking at U.S. Census data. HUD household income data is sorted by the number of people residing in the unit. However, census data is reported according to income levels. Applying this data to Wichita's average household size of 2.4, the following chart provides the estimated number of households by income levels in Wichita.

| Income Level | Percentage of Area Median | Approximate Number of Households |
|--------------|---------------------------|----------------------------------|
| Very Low | 30% | 9,084 |
| Low | 50% | 19,083 |
| Moderate | 80% | 24,855 |
| Middle | 95% | 24,855* |

* Both moderate income and middle income levels fell within the \$35,000 to \$49,999 range on the Census table.

Homelessness. Details of the City's continuing focus on addressing the needs of the homeless population is discussed later in this plan, however it should be noted that the needs are for permanent, affordable housing as opposed to emergency shelters. This point is worth noting given the fact that the following categories of persons will have similar needs, thus increasing the overall community need.

Victims of Domestic Violence. In 1991 Kansas Legislature mandated that all law enforcement agencies are required to report incidents of domestic violence to the Kansas Bureau of Investigation. In 2007 nearly 7,000 incidents of domestic violence were reported in Sedgwick County and 6,566 incidents were reported by the Wichita Police Department in Wichita with a 47 percent arrest rate. Twenty-six percent of the Protection from Abuse orders filed in the state were from Wichita. (Kansas Bureau of Investigation : <http://www.accesskansas.org/kbi/stats/docs/pdf/DV2007.pdf>).

Perhaps because of the Legislature's reporting mandates or due to actual increases in offenses, statistics for domestic violence incidents are increasing. Wichita Police Department data reflects a trend of increases in domestic violence cases. In 2006, there were 6,394 domestic violence cases filed; in 2007 the number increased to 6,583. The Department participates in the Salons of Hope program in which beauticians and barber shop professionals receive training and referral materials, to help them identify signs of violence and to offer information regarding resources to assist such victims.

A local women's shelter reported in 2008 that 91.5 percent of their clients were very low-income, 4.5 percent were low-income and three percent were moderate income. According to the Continuum of Care, 13 percent of the homeless population in Wichita reported that the cause of their homelessness was domestic violence. Review of the waiting lists for the local Housing Authorities also indicates a large number of persons in search of housing as a result of domestic violence. During 2008, 284 persons indicated that they were victims of domestic violence.

This data suggests that safe affordable options are needed for such victims when they have no alternative to escape abusive situations. The Wichita Housing Authority, through its Section 8 Housing Choice Voucher and Public Housing Programs, follows the regulations in the Violence Against Women Act (VAWA), which protects victims from being evicted when their abuser causes problems in their unit. This protection is one means by which victims of domestic violence do not also become homeless as a result of the abuse.

However, the Housing Authority's policy impacts those who are already housed. The need for affordable housing for victims who are not housed, is estimated to be 100 units over the next five years.

Persons with Disabilities. Affordability is an essential need for many persons with one or multiple disabilities, which may result in their being unable to work and/or having low incomes. Limited availability of housing which is modified to meet their physical needs, is another barrier. Fortunately, some landlords will allow tenants or their agents to modify the dwelling to allow accessibility throughout the unit. Modifications include ramps, wider doorways, creating a doorway in the wall of an adjoining room to allow access to a bathroom, strobe light door bells and smoke alarms. However the tenant is expected to bear the costs of such modifications.

Kansas began a de-institutionalization program for individuals with disabilities in the 1990's with the closure of Winfield State Hospital. Other Developmental Disability (DD) service institutions have either closed or downsized, and now most developmentally disabled consumers receive support and services in the community. These consumers typically live with family members or in small group homes, however many would prefer to live independently in the community. While many developmentally disabled consumers work, most receive Supplemental Security Income benefits and are unable to afford housing in the community without subsidies.

Persons with developmental disabilities often have physical disabilities that require accessible housing. In addition, most cannot afford an automobile or cannot drive, and need to live on a bus route. Neighborhood safety is a significant issue for any person with low income, but it is more of an issue for persons with developmental disabilities. Individuals with cognitive impairments are frequently exploited in the community, by unscrupulous individuals who take advantage of them through theft or involving them unwittingly in criminal activity. Many of these persons are unable to live their preferred lifestyles due to the lack of affordable housing in safe neighborhoods.

Persons with disabilities who are not able to live completely independently often need group homes or assisted living services. In March, 2009, there were 474 developmentally disabled individuals living with family members, and who are waiting to move into the community. (Sedgwick County Developmental Disability Organization, 2009). In order to meet this need, the community will need to develop at least 474 units over the next five years.

Persons with HIV/AIDS and their families. Throughout the state, people with disabilities, including people living with HIV/AIDS, struggle to find quality, affordable housing in accessible and safe neighborhoods. These populations earn low incomes and face financial obstacles to securing and maintaining housing, including employment instability, eligibility requirements for public assistance programs, and high housing costs.

Many disabled persons and those living with HIV/AIDS, face other obstacles to rental housing or assistance programs and struggle to overcome poor credit or rental histories or institutional records. Housing programs which are affordable, accessible, integrated and available to this population who often require structured on-site support, such as mental health and or substance abuse services, are not readily available in sufficient quantities to meet the needs. Few transitional and permanent housing options are available for those who are able to live independently, but require ongoing financial assistance to maintain housing stability. More and more members of this population, who have been living independently, are facing the prospect of decreased incomes and are struggling with the transition to different housing situations and changing support service needs. Statewide statistics indicate that 90 percent of the 766 persons living with HIV/AIDS in Kansas, are believed to have unmet needs for affordable and appropriate housing.

Renters. According to the HUD Metro Fair Market Area (HMFA) for Wichita, the 2008 Fair Market Rent (FMR) for a two-bedroom apartment was \$622. In order to afford this level of rent and utilities without paying more than 30 percent of income on housing, a household had to earn \$2,073 monthly or \$24,880 annually. Assuming a 40-hour work week in 52 weeks, this level of income translates into an hourly housing wage of \$11.96.

In Wichita during 2008, a minimum wage worker earned an hourly wage of \$5.85. In order to afford the FMR for a two-bedroom apartment, a minimum wage earner had to work 82 hours per week, 52 weeks per year. Or, a household would need two minimum wage earner(s) working 40 hours per week year-round in order to make the two bedroom fair market rent affordable.

The estimated mean (average) wage for a renter was \$12.65 an hour in Wichita in 2008. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 38 hours per week, 52 weeks per year. (National Low Income Housing Coalition profile for Wichita HMFA 2009).

In Wichita the 2008 monthly Supplemental Security Income (SSI) payment for an individual was \$637. If SSI represents an individual's sole source of income, \$191 in monthly rent is affordable at 30%. The 2008 fair market rent in Wichita for a one-bedroom apartment was \$473. (National Low Income Housing Coalition Out of Reach 2007-2008 report). Thus, the gap between income and rental housing affordability is large and will continue to grow without intervention.

Housing Authority Wait Lists. During the course of the year (2008) over 3,800 families were on the Section 8 Housing Choice Voucher wait lists for Wichita and Sedgwick County. During that same period 1,086 households were on the Public Housing wait list. Wait list demographics are discussed in detail in the Public Housing Needs section of this report.

Income vs. Mortgage Payments. The 2000 Census shows 16 percent of all mortgage holders of owner-occupied units paid more than 30 percent of their 1999 household income for housing related costs. There is no indication how many of the households had low-to-moderate incomes.

The housing foreclosure crisis of 2008-2009 is one indicator of how many families were cost burdened by their mortgage payments. The Sedgwick County Register of Deeds reported 2,066 mortgage foreclosures in Wichita during 2008. The number was up from 1,851 in 2007. (January 23, 2009: Wichita Business Journal - Chris Moon. "Home foreclosures rise 12 percent in 2008, but Wichita, Kansas well below U.S. averages"). As recovery efforts are planned, City officials estimate that up to 50 new homes per year can be developed with expected funding, to meet the needs of those who are cost burdened.

Seniors (Elderly). Low to moderate income seniors often have special needs related to safe affordable housing. According to the 2000 Comprehensive Housing Affordability Strategy (CHAS) 4,210 elderly renters and 4,518 elderly homeowners suffer from cost burden in Wichita. In addition to the affordability issue, seniors who are homeowners often lack the resources to make repairs and modifications necessary to enable them to stay in their homes and age in place. Seniors frequently defer maintenance because of inadequate financial resources and/or health care costs. Lack of knowledge or skill to make or pay for repairs leads to deterioration. In a survey conducted in 2008 by the Central Plains Area Agency on Aging, 30 percent of the respondents stated their homes needed modifications to make it easier to live at home. Fifteen percent of seniors said they wanted to downsize and find a more manageable and affordable dwelling.

Using CHAS data for Wichita, a commitment of resources necessary to create 200 rental or ownership units/year, with universal design features, would address the current and anticipated housing needs for the elderly.

Single Persons. Single persons can have great difficulty finding affordable housing with just one income. According to the 2000 census, just over 24,000 single persons had incomes less than the poverty level in Wichita. Housing that is affordable for such singles, whether rental or owner-occupied, is more likely to have deferred maintenance or serious defects including environmental hazards or to be located in a depressed or unsafe location. Over 50 percent of the persons on the waiting lists for Section 8 Housing Choice Voucher or Public Housing in Wichita (2008) were single, which confirms the difficulty this population has in locating affordable housing. Using census data, to close the gap and provide more affordable housing options for single persons, a minimum of 100 units of affordable rental or ownership units/year, will be needed.

Large Families. 24 CFR 91.5 defines a large family as having five or more persons. The 2008 wait list data for the Wichita and Sedgwick County Section 8 Housing Choice Voucher program and Public Housing programs, reveals 411 households with five or more members. These families face a major challenge in locating affordable housing units with enough rooms to accommodate a large family without overcrowding. The 2000 Census describes overcrowding as having more than one person per room in a unit or 1.01 or more occupants per room. The Census does not distinguish between family sizes but reports that 5,879 of 139,008 occupied housing units in Wichita were overcrowded.

Racial and Ethnic Groups. Housing needs for specific racial or ethnic groups are not immediately available however certain conclusions can be drawn from the fact that most racial and ethnic groups live in lower income census tract areas. The assumption is that many of the persons in these groups living in these areas, have affordable housing needs. Specific estimates of need are not, however, available.

Changes in Minority Population Numbers and Distribution. The following tables present data collected by the 2000 Census and illustrate population changes that have occurred since 1990 in Wichita-Sedgwick County. This summary is not all-inclusive, but provides results of the early data released by the Census Bureau. Between 1990 and 2000, Sedgwick County population grew 12.2 percent, from 403,662 to 452,869. **Tables 1 and 2** show how the white and primary minority populations changed in comparison to the overall population changes for Wichita and Sedgwick County during the previous decade.

Table 1: Change in Wichita White and Minority Populations

| | Total Population | Hispanic Latino | Non- Hispanic White | Non- Hispanic Black | Non- Hispanic Asian & Pacific Is. |
|---|-----------------------------|----------------------------|------------------------------------|------------------------------------|--|
| 1990 Wichita Totals | 304,011 | 15,250 | 243,989 | 33,765 | 7,592 |
| 1990 Wichita % of Population | 100.0% | 5.0% | 80.3% | 11.1% | 2.5% |
| 2000 Wichita Totals | 344,284 | 33,112 | 246,924 | 38,732 | 13,711 |
| 2000 Wichita % of Population | 100.0% | 9.6% | 71.7% | 11.3% | 4.0% |
| Wichita Growth Percent | 13.2% | 117.1% | 1.2% | 14.7% | 80.6% |

Table 2: Change in Sedgwick County White and Minority Populations

| | Total Population | Hispanic Latino | Non- Hispanic White | Non- Hispanic Black | Non- Hispanic Asian & Pacific Is. |
|--|-----------------------------|----------------------------|------------------------------------|------------------------------------|--|
| 1990 Sedgwick Co. Totals | 403,662 | 17,435 | 337,788 | 35,516 | 8,513 |
| 1990 Sedgwick Co. % of Population | 100.0% | 4.3% | 83.7% | 8.8% | 2.1% |
| 2000 Sedgwick Co. Totals | 452,869 | 36,397 | 345,925 | 40,748 | 15,250 |
| 2000 Sedgwick Co. % of Population | 100.0% | 8.0% | 76.4% | 9.0% | 3.4% |
| Sedgwick Co. Growth Percent | 12.2% | 108.8% | 2.4% | 14.7% | 79.1% |

Figures 1 through 6 (maps on following pages) show the percentage distribution of the primary minority groups in 1990 and 2000 by census tract. In each case, a census tract shown in white means the minority population being shown is at or below the 1990 countywide average for that population group. Since this is the case for most all of the rural areas of the county, the maps have been modified to give a close-up of areas where the population group's percentage is above the 1990 countywide average.

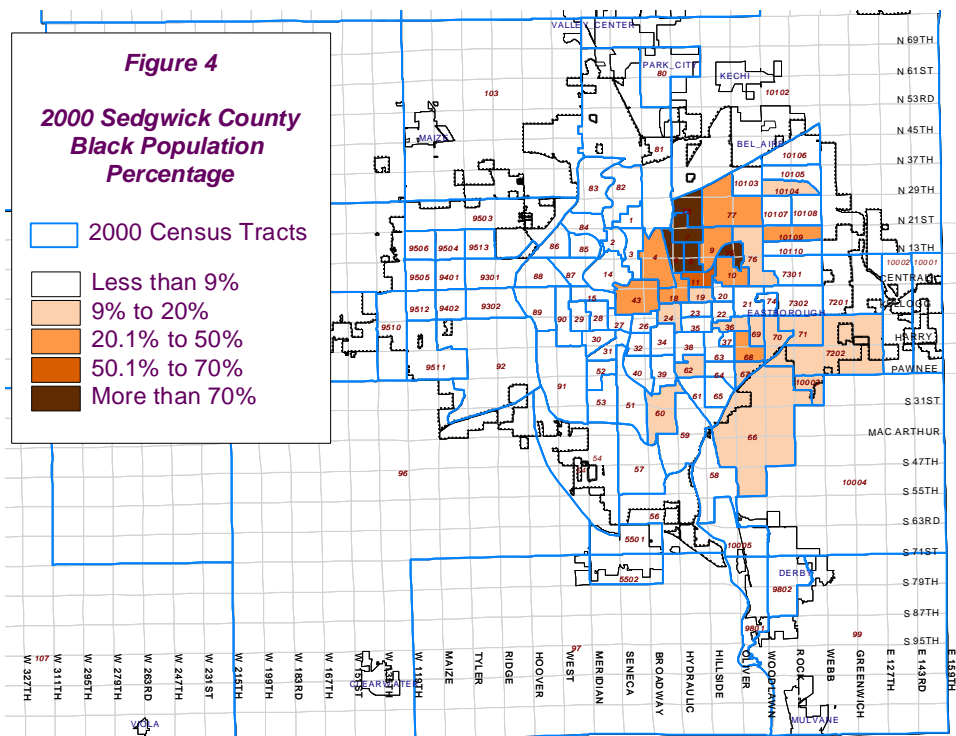
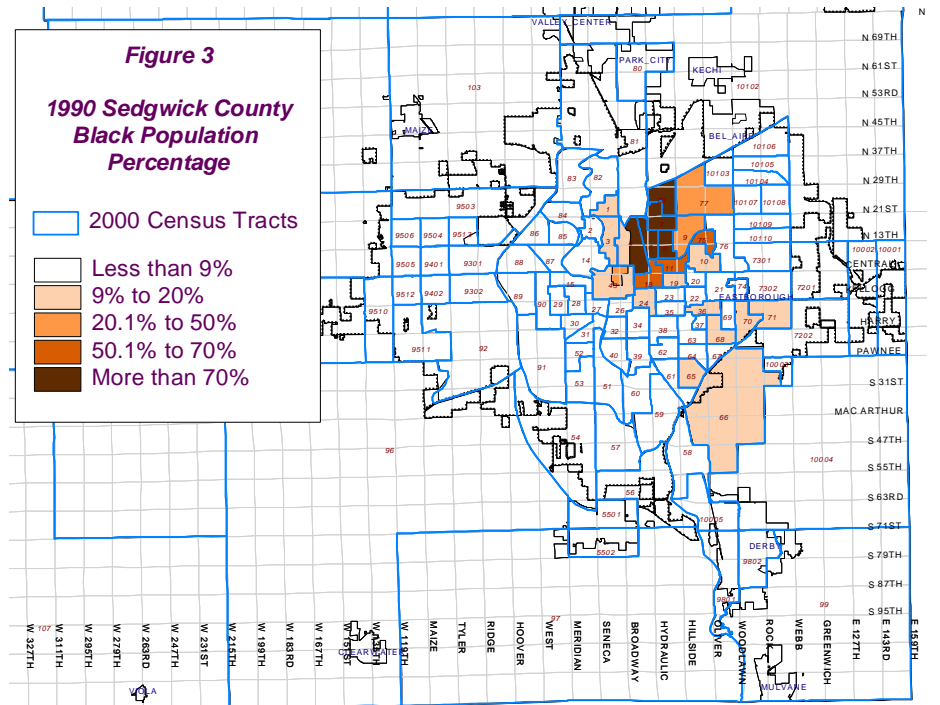
Figures 1 and 2 reflect increases in Hispanic population in the central part of Wichita with larger concentrations north and south of the central business district and in Planeview. **Figures 3 and 4** reflect an increase and eastward shift in Black population in the northeast part of Wichita and wider distribution of Black population in southeast Wichita. **Figures 5 and 6** reflect increases of Asian and Pacific Islander populations throughout Wichita and northeastern Sedgwick County.

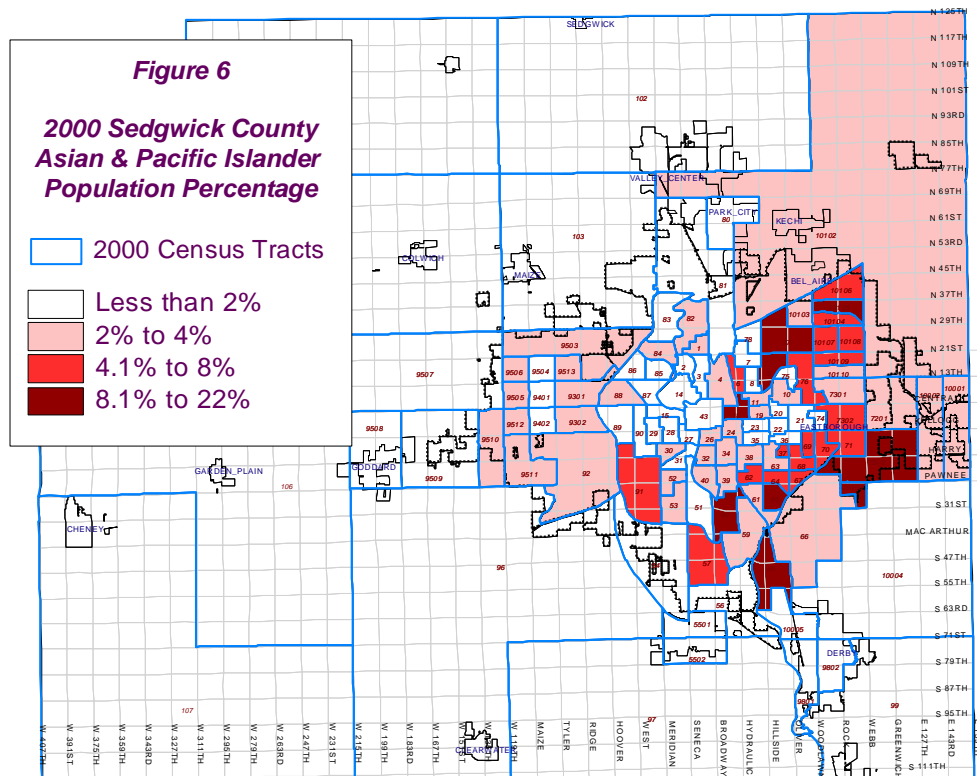
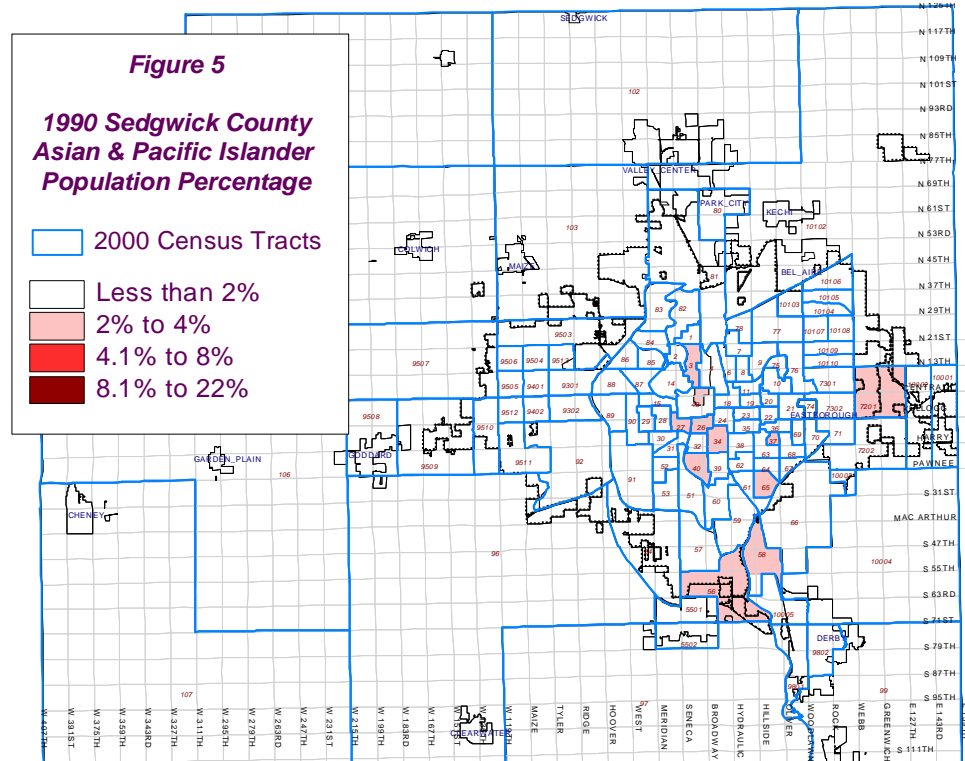
Areas of minority concentration exist where minority populations exceed 50 percent of the total area population.



*We hold these truths to be self-
evident, that all men are created
equal, that they are endowed by their
Creator with certain unalienable
Rights, that among these are Life,
Liberty and the pursuit of Happiness.
- Declaration of Independence*







Priority Housing Needs

Identification. The Wichita Housing and Community Services Department staff prepared and distributed a survey seeking citizen input from throughout the community including the people who receive direct services from the department. Survey results identified housing as the number one priority and homeownership, single family-repair, single-family construction/infill, single-family rent or mortgage subsidy, multifamily construction, multifamily repair, and multifamily rent or mortgage subsidy as priority sub-activities of housing.

The CPMP Housing Needs Table reflects the community survey results and lists all housing activities as either high or medium priority. All will be funded either with entitlement program dollars, Public Housing or Section 8 Housing Choice Voucher tenant based assistance, other resources such as affordable housing funds from the Federal Home Loan Bank, American Recovery and Reinvestment Act of 2009 funds, and other resources within or outside the community as a whole.

Analysis of Housing Market Characteristics. According to the Census, the population is growing older with a median age of 35. Nearly 12 percent of the population is age 65 or older. Seniors prefer to live active independent lifestyles. They want to age in place rather than go into assisted care or nursing home facilities. In order to remain in their homes, they need to make modifications for greater accessibility and safety. Modifications may include grab bars in the bathrooms, larger bathrooms, and wider door ways to accommodate wheelchairs or scooters. Housing rehabilitation may also include new roofs or roof repairs, repairs or upgrades to electrical and plumbing systems, and energy related installations of higher efficient heating and cooling systems, replacement windows and doors plus insulation in walls and attic, given that the homes are most likely of older construction.

At the start of 2009, the rental market had an eight percent vacancy rate and the 2009 market was considered to be too soft for developers to invest in multifamily property. However the rental market is expected to improve in 2010 (Red Capital Group Market Overview, Wichita Kansas, August 2008). This is consistent with the high demand for Section 8 Housing Choice Voucher tenant based assistance and Public Housing, whose waiting lists average six to nine months.

Existing home sales were predicted to be 11 percent lower in 2009 than in 2008 (Wichita State University - Center for Real Estate). Wichita unemployment reached 6 percent in February 2009. Good credit scores are more important than ever for homebuyers now that financing has tightened after the subprime mortgage disaster. Homebuyers must have savings to support 3 percent – 5 percent or greater down payment. According to The Wichita State University - Center for Real Estate, the median sales price for a home in Wichita in 2009, is \$93,000 for a two-bedroom home constructed in 1957 with a full finished basement and a one car attached garage. Down payment assistance and/or federal tax credits are available for first time homebuyers.

Basis for Assigning Priority. Activities involving elderly renters and owners at each income level in the table received high priority ratings in the table. This is based primarily on the fact that this population is generally on fixed incomes which creates affordable housing challenges, especially for those whose incomes are in the low to moderate range. Unlike young families or young to middle-aged single persons, seniors have a much lower earning potential. Their income is not likely to increase, but their housing costs will in most cases rise.

All activities involving families at or below 30 percent area median family income are rated as high priority due to the severity of rental or owner-occupied related cost burdens reflected in census data.

Renters with household income <30% MFI

Elderly, Small Related, Large Related, All other households. All activities for these populations have a high priority status because of the difficulty in finding affordable housing. In many cases these populations will require subsidized housing. The Wichita Housing Authority's resources are limited by federal funding, as evidenced by the historically long waiting lists for all programs. The Housing Authority is one resource to address this problem, however other federal resources will be used to improve rental property while continuing to make it affordable. The City will continue to support developers who utilize federal tax credits to finance construction or rehabilitation of rental property which is another source of affordable housing for the community.

Owners with household income <30% MFI

Elderly, Small Related, Large Related, All other households. All housing needs for these populations are also rated as high priority. Housing conditions affecting health and safety of the residents are less likely to be repaired by relying solely on the resources of households at this income level. The City will continue to commit Community Development Block Grant and HOME funds for home repairs for low to moderate income households. The City will also encourage such homeowners to take advantage of weatherization programs which are offered through the South Central Kansas Economic Development District.

Renters with household income >30 to <50% MFI

Elderly, Small Related, Large Related, All other households. All activities for these populations will be considered a medium priority, with the exception of elderly persons. All elderly housing needs will be given a high priority for the reasons stated earlier in this section. The resources used to address the needs of renters earning 30 to 50 percent of the area median income, will be the same as the resources for the same populations who earn less than 30 percent. The Housing Authority will provide such housing as is possible given limited funds. The City will also support and encourage developers to utilize financing strategies such as federal housing tax credits to create or sustain affordable rental property. This population group will also be evaluated for eligibility for homeownership opportunities available through the City's HOME-funded first time homebuyer program.

Owners with household income >30 to < 50% MFI

Elderly, Small Related, Large Related, All other households. The needs of this population group (except the elderly) are rated as medium priority based on their comparatively higher incomes. However the City's experience is that many of such homeowners do in fact rely heavily on City-funded home repair programs, including those that 'buy-down' the interest rates on bank loans for home repair. Other sources of funds to address the housing needs of this population include affordable housing program funds through the Federal Home Loan Bank and weatherization program funding through the South Central Kansas Economic Development District.

Renters with household income >50 to <= 80% MFI

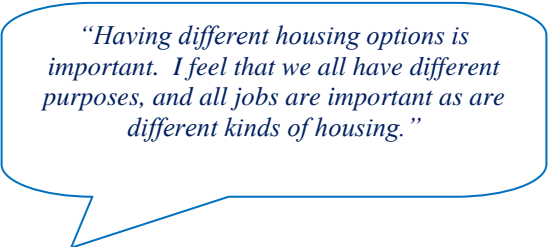
Elderly, Small Related, Large Related, All other households. Because of their relatively higher income, the housing needs for this population are rated as medium priority. Again, this does not include the elderly members of this population group because all elderly housing needs are considered as high priority. The City will use CDBG and HOME funds for repairs to rental units which qualify. In addition HOME funds may be blended with other fund sources to create new or newly refurbished rental units which are affordable for this population. Tax credit financed properties will also be a resource and will

receive City support. First time homebuyer opportunities funded by the HOME Investment Partnerships Program may be a more affordable option than renting, for some families in this income range.

Owners with household income >50 to <= 80% MFI

Elderly, Small Related, Large Related, All other households. The needs of all homeowners in this income group except the elderly, are considered medium priority. In most cases their needs will be related to repair of older heating, cooling plumbing and electrical systems or emergency, health and safety repairs to their homes. CDBG and HOME will be the primary fund sources for these programs.

Obstacles to Meeting Needs. The primary obstacle facing the City of Wichita is funding. The historical decreases in federal funds have not been offset by corresponding increases in non-federal resources. As a result the resources have not kept pace with the need/demand for home repair programs, creation of new affordable housing, financial assistance to first time homebuyers, and subsidized rental housing. Another obstacle which the City has worked hard to address, is the reluctance of persons in need to request or accept City assistance. This is most prevalent in the elderly populations who fear they will lose their homes if the City provides assistance. This situation is improving however, due to program modifications in several of the City's home repair programs, specifically limiting the loan repayment provisions.



“Having different housing options is important. I feel that we all have different purposes, and all jobs are important as are different kinds of housing.”

Comments made by a medical transcriptionist quoted in Something's Gotta Give: Working Families and the Cost of Housing, Center for Housing Policy

Housing Market Analysis

Supply. The U.S. Census Bureau reports a total of 145,140 occupied housing units in Wichita in their 2005-07 estimates.

| City of Wichita Occupied Units: 2005-07 Data Set | | |
|--|---------|------------|
| Units in Structure | Number | Percentage |
| 1 Detached | 108,119 | 66.0 |
| 1 Attached | 6,260 | 3.8 |
| 2 units | 5,842 | 3.6 |
| 3 or 4 units | 9,801 | 6.0 |
| 5 – 9 units | 5,648 | 3.5 |
| 10 – 19 units | 8,995 | 5.5 |
| 20 + units | 12,414 | 7.6 |
| Mobile homes | 6,285 | 3.8 |

Condition. Seventy-one percent of the housing stock in Wichita was built before 1978. Almost 48,000 units were constructed between 1940 and 1959. The Sedgwick County Appraiser's Office reported in March 2009 that Wichita had a total of 123,276 residential properties. 46 were Excellent, 931 – Very Good, 12,389 – Good, 85,516 – Average, 19,453 – Fair, 4,095 – Poor, 620 – Very Poor, and 226 – Unsound. The 2005 – 2007 U.S. Census reported 18,224 vacant residential properties.

As of March 2009, Wichita's Office of Central Inspection had 4,465 active housing cases (structures) for substandard conditions for a total of 8,470 dwelling units. Of those structures, 1,537 were vacant, 563 were boarded up, and 1,145 are placarded for non-occupancy. Over 850 of the 4,465 structures were owner- occupied.

Vacant or abandoned properties that can be rehabilitated. At the start of 2009, Wichita's Office of Central Inspection (OCI) had listings of 400 vacant properties designated as neglected building cases. This list is separate from those detailed above as housing cases. The primary difference is that it is believed that these properties could be rehabilitated into habitable dwelling units.

Thus, while Wichita does have deteriorated and blighted housing stock, the magnitude is not as severe as in many communities. Nevertheless, the number of occupied units with active housing cases is generally considered to be a reflection of lack of resources to make the needed repairs.

Cost of Housing. Wichita is in a unique position with respect to housing costs. It has been identified as being an affordable place to live for persons with incomes higher than 80 percent of median family income. New housing costs are much lower than other parts of the nation. This statement is supported by numerous sources, such as the Greater Wichita Economic Development Corporation, which reports:

Housing is a particular bargain in the Wichita market. The median selling price of existing (previously owned) single-family homes in the Wichita metro area was \$112,700 in the First Quarter 2008 survey by the National Association of Realtors. Wichita ranked 27th lowest of 151 reporting metro areas; and \$83,600 or 43 percent below the national median price of \$196,300.

Wichita is ranked #2 in 10 Most Affordable Markets to Own a Home by Bizjournals.com. Considering rankings for total housing payment as percent of income, average monthly mortgage payment and median household income per month – Wichita is at the top. According to this BizJournals.com survey, Wichita is nearly \$400 below the national average on total monthly housing payments.

The concern, then, is for housing that is affordable to persons with lower incomes. In that respect Wichita is not unlike many other urban areas where safe, affordable housing is out of the reach of many of its lower income citizens.

Availability to persons with disabilities. The Sedgwick County Developmental Disability Organization (SCDDO) contracts with 10 residential service providers who own and lease houses and apartments for their clients/referrals. By law, no unit may house more than eight individuals; the vast majority of houses are much smaller. In fact, there are more individuals who lease apartments on their own and receive residential services from a licensed agency than there are people in eight bed units. Residential providers have given SCDDO the addresses of 288 homes or apartments where Developmentally Disabled consumers are supported. Of those, 30 are leased by persons with developmental disabilities. Approximately 250 units are affiliate owned or leased. Of the 250, there are only five that are designed to serve eight individuals. Local agencies that manage or arrange housing for persons with disabilities include Mental Health Association, Sedgwick County COMCARE, Breakthrough, Starkey, KETCH, Rescare, Inter Faith Ministries, and the Independent Living Resource Center.

Special needs/HIV/AIDS and their families. KC Estates, Kouri Place Apartments, Richmond Place and The Timbers are four properties having a total of 142 units between them, which have been designated for special need populations. A HUD Section 811 Capital Grant funded KC Estates for housing persons with HIV/AIDS. Low-income housing tax credits were used to fund Kouri Place and Richmond Place properties. The Timbers is a Section 8 Project Based property.

Affordable and/or Assisted units. As of the third quarter of 2008 Wichita had 62 affordable housing apartment communities containing a total of 3,913 units for families and the elderly. Family designated developments accounted for 2,905 units funded with Housing Tax Credits and/or federal HOME Investment Partnerships program funds. Thirteen developments designated for elderly have 866 units for low income seniors. According to the Kansas Housing Resources Corporation's Multi-family and Single Family Rental Developments report for July 29, 2008 and the Sedgwick County Housing Directory (July 31, 2008): three of those properties with a total of 269 units were developed as Section 8 Project Based units for persons age 62 and above; four properties with a total of 206 units were funded under the federal Section 202 capital grant program for senior only designation; one 100-unit Section 8 Project Based property for persons with disabilities; and, six properties were funded with Low Income Housing Tax Credits with a total of 391 units for persons 55 and older. One property with seven units was funded with a Section 811 capital grant for persons with HIV/AIDs.

The following table summarizes information on the affordable and/or assisted units in Wichita, which are identified as multi-family or elderly housing, and housing for persons with special needs. Funding source abbreviations are as follows: HTC – Housing Tax Credits, FDIC – Federal Deposit Insurance Corporation, PAB – Private Activity Bond, CHDO – Community Housing Development Organization, Sec 8 PB – Section 8 Project Based Assistance, Sec 202 – Section 202 Senior Only Age 62+, Sec 811 – Section 811 for persons with HIV/AIDS. The number of units restricted to low to moderate income tenants is a result of requirements of the funding source. Where market units are also available, that figure is included as well.

| Affordable Housing Units in Wichita, Kansas | | | | |
|---|------------|-------------------|---|---------------|
| Development | Year Const | Funding Source | No. Units Restricted for LMI Tenants/Market | Occupancy |
| 21 st St Residences | 1995 | HTC | 75 | Elderly |
| Berkshire Apts | 1989 | HTC | 90 | Family |
| Berkshire Apts II | 1990 | HTC | 66 | Family |
| Berkshire Apts III | 1992 | HTC | 56 | Family |
| Berkshire Apts IV | 1992 | HTC | 40 | Family |
| Bradford Glen | 1993 | HTC / FDIC | 108 | Family |
| Broadmoor at Chelsea | 1997 | PAB / HTC | 240 | Family |
| Burton Affordable Housing | 1992 | HTC | 3 | Family |
| Buttonwood Tree Apartments | 2002 | PAB / HTC | 173 / 43 | Family |
| Central Park Sr Residences | | Sec 202 | 31 | Elderly |
| Cimmaron Apartments | 1995 | PAB / HTC | 132 | Family |
| Community Development Co | 1994 | CHDO | 6 | Family |
| Country Acres Senior Res | 195 | HTC | 56 | Elderly |
| Cropp Rental | 1995 | HTC | 6 | Family |
| Cross Creek IV | 1990 | HTC | 57 | Family |
| Cross Creek V | 1991 | HTC | 50 | Family |
| Eaton Place | 1991 | PAB / HTC | 26 / 88 | Family |
| Elizabeth Estates | 2002 | HTC / CHDO | 36 | Family |
| Elizabeth Estates Phase II | 2005 | HTC / CHDO | 36 | Family |
| Finch Hollow Sr Residences | | Sec 202 | 48 | Elderly |
| Greenway Park | 1979 | Sec 8 PB | 91 | Elderly |
| HOPE Apartments | 2000 | SHTF | 4 | Family |
| HOPE Apartments | 2004 | HTC | 48 | Family |
| HOPE Village Apartments | 2005 | HTC | 22 | Family |
| Huston Center | 1991 | HTC | 70 | Elderly |
| Innes Station | 1997 | PAB / HTC | 16 / 64 | Family |
| Inter-Faith Villa | 2001 | HTC | 37 | Family |
| Inter-Faith Villa Courts | 2006 | HTC | 40 | Family |
| KC Estates | 1986 | Sec 811 | 7 | HIV/AIDs |
| Keystone Apartments | 191 | HTC | 128 | Family |
| Kouri Place Apartments | 2005 | HTC | 15 | Special Needs |
| MacArthur Park | 1995 | PAB / HTC | 216 | Family |
| Market Street Studios | 1998 | HTC / CHDO / FDIC | 23 | Family |
| Merton Affordable | 1993 | HTC | 25 | Family |
| Mt Carmel Village | 1990 | HTC | 168 | Family |
| Mullen Court Apartments | 2007 | HTC | 25 / 7 | Family |
| Old English Court Apartments | 2006 | HTC | 36 | Family |
| Park Meadows | 1990 | HTC | 96 | Family |
| Parklane Apartments | 1994 | HTC | 232 | Family |
| Parklane Garden Apartments | 2004 | HTC | 69 / 18 | Family |
| Pinecrest Village | 1995 | HTC | 119 | Family |
| Pinecrest Village II | 1996 | HTC | 40 | Family |

| | | | | |
|------------------------------|------|----------|---------|---------------|
| Prairie Villa | 2001 | HTC | 78 | Elderly |
| Prairie Villa at Beacon Hill | 2004 | HTC | 60 | Elderly |
| Richmond Place | 2007 | HTC | 20 | Special Needs |
| Ridge View Apartments | 2003 | HTC | 66 / 22 | Family |
| Riverfront Residences | 1990 | HTC | 52 | Elderly |
| Shadybrook Estates | | Sec 8 PB | 78 | Elderly |
| Sheridan Village | 2007 | Sect 202 | 66 | Elderly |
| Somerset Tower | 1995 | Sec 8 PB | 100 | Elderly |
| South Beach Apartments | 2002 | HTC | 12 | Family |
| The Harvester Apartments | 1979 | HTC | 24 / 24 | Family |
| The Timbers | 1989 | Sec 8 PB | 100 | Special Needs |
| Turtle Creek II | 1994 | HTC | 56 | Family |
| Villa Oaks Apartments | 1995 | FDIC | 21 | Family |
| Vine Street Apartments | 1992 | FDIC | 3 | Family |
| Waco/Kincaid | 1995 | HTC | 2 | Family |
| Wichita Indochinese Center | 1998 | CHDO | 6 | Family |
| Wichita Indochinese Center | | CHDO | 10 | Family |
| Willow Creek Manor | 2007 | Sec 8 PB | 100 | Family |
| Windridge Apartments | | HTC | 136 | Family |
| Woodland Lake Sr Residences | | Sec 202 | 61 | Elderly |

Influence of Market Characteristics on Affordable Housing. The Wichita Housing and Community Services Department is the primary government agency with a mission of creating and preserving affordable housing. Department programs are designed to preserve affordable housing stock, and to encourage homeownership. As noted earlier, the general housing environment in Wichita is conducive to achieving this goal, however the fact that such efforts are left to the funding resources available through federal resources, significantly reduces the ability to address all of the community's affordable housing needs.



A good home must be made, not bought.
- Joyce Maynard



Specific Housing Objectives

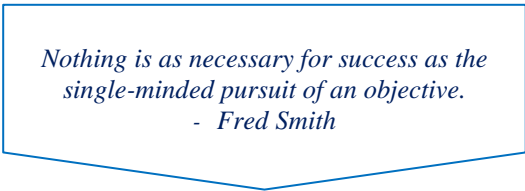
The City's housing goal is to create housing and housing environments which are safe and affordable. Specific objectives and fund sources to meet them are summarized chart below:

| Goal | Resources |
|---|--|
| Promote homeownership | |
| A. Increase number of first time home buyers | HOME, local lender pool, local banks and financial institutions |
| B. Increase number of affordable single family homes for purchase | HOME, local banks and financial institutions, Neighborhood Stabilization Program (NSP) |
| C. Maintain safe housing for existing homeowners through home repair programs | CDBG, HOME, Affordable Housing Program, non-profits, local builders' associations, local job training programs |
| Assist low to moderate income renters | |
| A. Maximize Public Housing inventory by maintaining 98+% occupancy | Office of Public and Indian Housing |
| B. Maximize Housing Choice Voucher program by maintaining 98+% usage | Office of Public and Indian Housing, Supportive Housing Program |
| C. Provide funds for repairs to property for rent to low to moderate income buyers | HOME, local tax incentive programs |
| D. Provide funds to create new units of affordable rental units | HOME, federal Housing Tax Credit program, local tax incentive programs |
| Assist the homeless population | |
| A. Provide funds to support emergency shelter operations | ESG |
| B. Provide funds to support transitional housing programs | ESG |
| C. Provide funds to prevent homelessness | ESG, Homeless Prevention and Rapid Re-Housing Program (HPRP) |
| D. Provide affordable permanent housing | CDBG, Office of Public and Indian Housing, Faith-Based partners, community non-profits, HPRP, local general revenues |
| Enhance the quality of life for low to moderate income homebuyers, homeowners and renters | |
| A. Provide information to as to how to maintain their housing | CDBG, HOME, Office of Public and Indian Housing, community counseling agencies |
| B. Provide information regarding how to purchase a home | HOME, community counseling agencies, CHDOs |
| C. Provide resources to address the need to modify homes to accommodate special needs | CDBG, HOME |
| Enhance low to moderate income neighborhoods | |
| A. Fund blight elimination programs | CDBG, HOME, NSP |
| B. Fund programs to acquire blighted properties and restore them | CDBG, HOME, NSP |

These goals will be pursued for the period covered by the 2009-2013 Consolidated Plan and beyond, until the ultimate mission is reached - all neighborhoods in Wichita are communities of choice where:

- low to moderate income persons have safe, affordable housing;
- residents realize their full economic and personal potential; and
- neighborhoods are healthy, vibrant and provide quality goods and services.

In addition to the resources listed above, the City of Wichita will make use of additional funds which may become available for affordable housing and neighborhood revitalization purposes from the American Recovery and Reinvestment Act of 2009, and any other resources which may become available.



*Nothing is as necessary for success as the
single-minded pursuit of an objective.
- Fred Smith*

Needs of Public Housing

Wichita Public Housing Inventory. The Wichita Housing Authority owns 578 units of public housing in two high-rise buildings, two garden level apartment communities and 352 scattered site single family dwellings.

Greenway Manor, built in 1975, is a seven story building located at 315 N. Riverview and has 82 one-bedroom units and four two-bedroom units. A game room is located on the first floor and a lounge is located on the sixth floor. This facility has excellent views of the Arkansas river on its west side.

McLean Manor, built in 1982 and located at 2627 W 9th Street, has eight floors with 85 one-bedroom units and five two-bedroom units. A community room is located on the first floor. Both McLean and Greenway are designated for senior residents only age 50 and older.

Rosa Gragg Apartments located at 520 W 25th Street, were built in 1980 and have 32 one-bedroom units in duplex configurations, designed for seniors age 55 and above and persons with disabilities. Six units are ADA 504 accessible and the remaining 26 units are 504 accessible with the exception that the ramps are greater than 1:12 incline.

Bernice Hutcherson Apartments are located at 2000 Wellington Place, were built in 1980 and have 18 one-bedroom units in a triplex configuration also designed for seniors age 55 and above and persons with disabilities. All units are ADA 504 accessible.

The Wichita Area Transit system offers bus routes within one block of all four facilities.

The **single family housing stock** has a variety of bedroom configurations. Thirty five houses have two-bedrooms, 166 houses have three-bedrooms, 94 houses have four-bedrooms, 36 houses have five-bedrooms and 21 houses have six-bedrooms. Three of these homes are newly constructed homes and were put into service May 2009. They are fully accessible for persons with disabilities and meet ADA 504 Standards.

Physical Condition. Property upgrades are planned for Greenway Manor in 2009. The facility will be repainted on the exterior. Eighty apartments will receive new kitchen cabinets, sinks and countertops. Plans are being evaluated for a more productive use of this storage space on the first floor of the facility where offices and a dining room/commercial kitchen once existed. The first floor exterior walls have very large, almost floor to ceiling single-pane windows, and will be considered for replacement with smaller, energy efficient windows. The McLean Manor facility will also receive new exterior painting and sealing of the asphalt parking lot.

Replacement windows are planned for 32 units at Rosa Gragg and in the clubhouse. Upgrades are planned for the HVAC units which are 15 years old. Energy star rated equipment will be used in the upgrades. Sixteen of the duplex units and the clubhouse will also receive roof replacements. The Bernice Hutcherson complex has 50 units that will receive new HVAC upgrades.

The following property conditions on the single family units are being scheduled for upgrades:

- Replacement of heat ventilation and air conditioning units at 349 single family properties
- Improved Insulation in 349 houses to increase heating and cooling efficiencies
- Replacement of 1950 vintage wooden window sashes on 80 houses

- Roof replacement for 23 houses (will complete a six year program to install architect shingles)
- Sidewalk and driveway replacement at approximately 100 properties
- Fence replacements on 30 properties
- Installation of sheds at 30 properties.

All needs will be addressed using the Housing Authority's Capital Fund, including funds which are available from the American Recovery and Reinvestment Act of 2009.

Section 504 Assessment

The following table describes modifications to individual apartments and common areas which provide accessibility for residents with physical disabilities.

| | Fully Accessible Units | Partially Accessible Units | Interior Work | Exterior Work |
|---------------------------------|------------------------|----------------------------|---|---|
| Rosa Gragg | 3 | 1 | Community Building | |
| Bernice Hutcherson | 1 | | Community Building | |
| Greenway Manor | 5 | 4 | | ADA Door Ops, Ramps, 9 ADA Parking stalls |
| McLean Manor | 6 | 5 | Community Room | |
| Single Family Houses (existing) | 18 | 23 | Roll-in Showers, Wider Doors, Visual Smoke Detector, Light Strobe Door bell | Ramps & Rails |
| Single Family Houses (new) | 3 | | ADA tub/shower, | |

Housing Authority Wait Lists. There are two housing authorities in the Wichita area available to serve persons in need of subsidized housing. The Wichita Housing Authority is the larger of the two, with 578 units of Public Housing and over 2,400 Housing Choice Vouchers. A neighboring jurisdiction, Sedgwick County Housing Authority (SCHA) has a small Section 8 Housing Choice Voucher program (342 vouchers) that covers all of Sedgwick County outside the City of Wichita, Butler County to the east and Harvey County directly north of Sedgwick County. All programs are nearly 100 percent leased up.

During the course of the year (2008) over 3,800 families were on the Wichita Housing Authority and Sedgwick County Section 8 Housing Choice Voucher wait lists. The table below shows the unit sizes represented by those families. During that same period 1,086 households were on the Wichita Public Housing wait list. The following charts provide information on the persons on each program's wait list.

| Housing Authority Wait List | Number of Families Waiting per Unit Size | | | | | | | | | | |
|---|--|-----|-----|-----|-----|----|----|---|---|----|----|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 |
| Wichita Section 8 Housing Choice Vouchers | 1,345 | 856 | 609 | 397 | 302 | 70 | 18 | 8 | 3 | 0 | 1 |
| Wichita Public Housing | 677 | 281 | 79 | 43 | 6 | | | | | | |
| Sedgwick County Section 8 Housing Choice Vouchers | 110 | 95 | 55 | 10 | 3 | | | | | | |

Age at Time of Application

| | 18-54 | | 55-51 | | 62-64 | | 65+ | |
|---|--------|---------|--------|---------|--------|---------|--------|---------|
| Agency | Number | Percent | Number | Percent | Number | Percent | Number | Percent |
| Wichita Section 8 Housing Choice Vouchers | 3271 | 94% | 163 | 4% | 54 | 1% | 121 | 3% |
| Sedgwick County Housing Choice Vouchers | 240 | 87% | 10 | 3% | 6 | 2% | 17 | 6% |
| Wichita Public Housing | 893 | 82% | 139 | 12% | 22 | 2% | 32 | 2% |

Disability/Other Status

- Of Wichita Housing Choice Voucher applicants: 592 claimed a disability, 422 were homeless, 430 indicated they were engaged in upward mobility activities, and 284 reported being victims of domestic violence.
- Sedgwick County Housing Choice Voucher applicants: 71 claimed to have a disability.
- Ninety-five percent of public housing applicants declared that they have a disability.

Ninety percent of the families on all wait lists were extremely low income, eight percent were low-income, one-percent were moderate income and one-percent were middle income – again, based on their declarations on the preliminary application.

While additional housing units would be ideal in order to meet the needs as identified in the waiting list data, the primary needs for Wichita's Public Housing program are in the area of capital improvements. Such improvements will continue to be scheduled to ensure that Housing Authority properties are efficient and meet the needs of residents, as well as enhance the quality of life in the neighborhoods where they are located. This jurisdiction does not expect to lose any public housing units in the next five years.

The Wichita affordable housing unit inventory is summarized in the Housing Market Analysis section.

Housing programs must be evaluated in the broad context of quality of life. Housing programs must work to lift up communities and individuals.

- Meeting Our Nation's Housing Challenges, Report of the Bipartisan Millennial Housing

Public Housing Strategy

The Wichita Housing Authority has identified the following needs and activities necessary to reach goals related to meeting the needs.

Need 1. Shortage of affordable housing for all eligible populations

Goal 1a: Maximize the number of affordable units available to the PHA within its current resource.

Strategies:

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated units by focusing on the creation of larger screened applicant pools for each bedroom size.
- Reduce time to renovate units by streamlining the make-ready process by making units ready in market condition, instead of new condition.
- Continue affirmative marketing measures to ensure access to affordable housing regardless of the required unit size.
- Maintain or increase Section 8 Housing Choice Voucher lease-up rates by marketing program to owners of private rental properties.
- Maintain or increase Section 8 Housing Choice Voucher lease-up rates by effectively screening applicants for violent or drug related criminal histories and prior standing in other PH/Section 8 Housing Choice Voucher assisted units to increase owner acceptance.
- Participate in consolidated planning processes to ensure coordination with broader community strategies.

Goal 1b: Increase number of affordable units.

Strategies:

- Apply for additional Section 8 Housing Choice Vouchers should they become available.
- Leverage affordable housing resources in the community through the creation of mixed-finance housing.
- Identify affordable housing resources other than Public Housing or Section 8 tenant-based assistance.

Need 2. Housing for families at or below 30% of MFI

Goal 2: Target available assistance to families at or below 30% MFI

Strategies:

- Exceed HUD targeting requirements for families at or below 30% AMFI in public housing.
- Exceed HUD targeting requirements for families at or below 30% AMFI in Section 8 Housing Choice Voucher assistance.
- Adopt rent policies to support and encourage families to obtain and maintain employment.

Need 3. Housing for families at or below 50% of MFI

Goal 3: Target available assistance to families at or below 50% MFI

Strategies:

- Employ admissions preferences for families who are working.
- Adopt rent policies to support and encourage tenants and clients to seek and maintain employment.

Need 4. Housing for elderly

Goal 4: Target available assistance to elderly families

Strategies:

- Continue renewing the Designated Housing Allocation Plan for Greenway and McLean Manor.
- Apply for special-purpose vouchers targeted for elderly families, should they come available.

Need 5. Housing for families with disabilities

Goal 5: Target available assistance to families with disabilities

Strategies:

- Continue to designate Rosa Gragg and Bernice Hutcherson for elderly and non-elderly disabled.
- Complete modifications in public housing inventory identified on the Section 504 Needs Assessment for Public Housing.
- Apply for special purpose vouchers should they become available.
- Affirmatively market to local non-profit agencies that assist families with disabilities.

Need 6. Decreasing disproportionate housing needs of racial or ethnic groups

Goal 6: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs

Strategies:

- Affirmatively market to races and ethnicities that have disproportionate needs in the City.
- Provide Section 8 Housing Choice Voucher applicants with information about location of units outside areas of poverty or minority concentration.
- Market the Section 8 Housing Choice Voucher program to owners outside of areas of poverty and minority concentrations.

Revitalization Needs. The Wichita Housing Authority maintains an inventory of major capital improvements needed for its properties. In the current Public Housing Five-Year Action Plan for the Capital Fund, Greenway Manor and McLean Manor will undergo general improvements and a new boiler system will be installed at McLean Manor. Replacement of an HVAC unit and roof replacements are scheduled for Rosa Gragg and Bernice Hutcherson Apartments. Renovations are scheduled between 2010 – 2013 at the scattered site single family projects, and will include rehabilitating single family public housing units with HVAC replacements, roof replacements, sidewalk, driveway and porch replacements, tree trimming, landscaping fence replacements and demolition.

In addition to planning for major renovations or improvements, Public Housing's maintenance staff responds to emergency and routine work orders when clients report them, or when the Property Managers note a deficiency during their visits with tenants.

Improving the Living Environment of Housing Authority Residents

The Wichita Housing Authority (WHA) offers programs and activities which help improve the living environment for low-income and moderate income families living in public housing. These activities include:

- All new residents participate in maintenance orientation which provides instruction on acceptable methods of housekeeping. Tenants watch a maintenance video presented in either Spanish or English. Property managers discuss the content with the residents.

- Five Wichita Police Officers live in single family public housing units in the WHA's scattered site developments. Their presence in the neighborhood is a deterrent to crime.
- Resident service coordination has been provided by the HUD-funded Resident Opportunities and Self-Sufficiency (ROSS) grant since 2001. ROSS programs encourage elderly residents and/or residents with disabilities to participate in social activities including on-site health screenings, field trips and educational programs, all of which are designed to improve their quality of life. Resident service coordinators assist residents with finding appropriate services through every available governmental office or agency to help maintain their quality of life.

Management and Homeownership. The Wichita Housing Authority has a Tenant Advisory Board whose members review and comment on Housing Authority policies recommended for approval by the Wichita Housing Authority Board. A Housing Authority resident joins the Wichita City Council to make up the membership the Housing Authority Board.

The WHA Section 8 Housing Choice Voucher program has a homeownership option through the Family Self-Sufficiency program. Thirty-eight families have taken advantage of this program and purchased their own home since 2001.

Housing Authority Performance. Both the WHA Public Housing and Section 8 Housing Choice Voucher programs received HUD ratings of High Performer for 2007 and expect the same rating for 2008.

*The aim of the Office of Public and Indian Housing (PIH) is to ensure safe, decent, and affordable housing;
create opportunities for residents' self-sufficiency and economic independence;
and assure fiscal integrity by all program participants.
- HUD Office of Public and Indian Housing Mission Statement*

Barriers to Affordable Housing

The City of Wichita does not have regulatory barriers to affordable housing however it is silent on policy measures which could enhance the availability of affordable housing. Following are examples of public private partnerships and government initiatives which have resulted in neighborhood improvements, many of which lead to the development of affordable housing.

Environmental barrier removal. The use of innovative tax districts and incentives spurred the city of Wichita's largest environmental cleanup effort and removed barriers that limited reinvestment in the warehouse district. Renamed "Old Town", the district now features a mix of housing, shopping, and entertainment options while preserving its historic feel.

Old Town is a 40-acre district near downtown Wichita which once consisted of half-empty and abandoned warehouse buildings, deteriorated dirt and gravel parking lots, and dilapidated railroad tracks. The City faced significant challenges in reviving the old warehouse district. The discovery of polluted groundwater in 1990 nearly brought local ambitions for redevelopment to a standstill. Banks, fearful of being held liable for the groundwater cleanup, discontinued real estate loans in the contaminated area. To stimulate redevelopment, the City took the lead in cleaning up the site, relieving property owners of the responsibility.

By establishing a public-private partnership and remediating chlorine solvent contamination, the City created a lively, pedestrian-friendly community. Among brick-lined streets, historic lampposts, and a collection of converted brick warehouses (circa 1870-1930) are approximately 100 businesses, most locally owned, and 315 homes.

Of the 315 housing units, 84 are income-restricted apartments. Fifty-two affordable units were funded in part with Low Income Housing Tax Credits and the City's HOME Investment Partnerships Program.

Old Town is a testament to the effective use of public-private partnerships. Despite challenges, the partnership improved the environment and established Old Town as a charming community that capitalizes on the historic beauty of downtown Wichita. The Environmental Protection Agency recognized the area with its 2006 Smart Growth Award of Achievement in the Built Projects category (<http://www.epa.gov/livability/awards.htm>).

Wichita Rehabilitation Code. In 2000 the City of Wichita began to explore the need to adopt a rehabilitation code. Wichita sought support from HUD, which in turn provided a one-day presentation and seminar on the Nationally Applicable Recommended Rehabilitation Provisions (NARRP) and the Uniform Code for Existing Buildings (UCEB). The presentation and seminar were conducted with City officials and a committee of stakeholders convened by the City Manager. Following the presentation and seminar, Wichita decided to develop a rehabilitation code based on the UCEB 2000, while ensuring that all the NARRP concepts of predictability and proportionality were not lost.

Rezoning for Neighborhood Revitalization. The City has also undertaken measures to rezone properties to enhance residential development. For example, in 2004 the Metropolitan Area Planning Department in conjunction with the McAdams Neighborhood Community Development Committee conducted a survey to see if any property owner objected to having their land rezoned as residential. The majority did not. As a result, L'Ouverture Magnet Elementary School, McAdams Park and most of the established residential areas within the McAdams neighborhood are currently zoned "B" Multi-Family, which allows high-rise apartment development at a density of 75 dwelling units per acre. Existing

industrial/commercial areas south of Murdock and east of Mosley are zoned “LI” Limited Industrial. The 9th street, 11th street and 13th street corridors are currently zoned GC- General Commercial.

Neighborhood Revitalization Area Benefits. The City of Wichita waives building permit, water, and sewer tap fees and for new construction in the Neighborhood Revitalization Area. These waivers are established to encourage development within the central city and are most often used by property owners who are improving residential property.

While these examples have served to support affordable housing development, more measures are needed in order to increase the supply of such housing to meet the rising unmet needs.

*Where this is a will there is a way, is an old and true saying.
He who resolves upon doing a thing by that very resolution often scales the barriers to it
and secures its achievement.
- Samuel Smiles*

HOMELESS

Homeless Needs

There are two primary sources of information on the needs of the homeless population: the homeless population themselves and local and national research. The following discussion represents both perspectives.

The City of Wichita and Sedgwick County jointly conduct a Point in Time count every January. In addition to providing a 'head count' of homeless persons in the community, this activity also includes a brief survey designed to learn more about the onset of the homelessness which respondents report and services which the homeless feel would address their current needs.

The results of the January 30, 2008 Point in Time Count have been used to provide information for the 2009-2013 Consolidated Plan data and strategies. The total number of homeless households who participated in the 2008 Point in Time Count, is 378. When children are included in the households, the total number of persons represented in the survey is 473. Over half of those persons were in emergency shelters.

The subpopulation of chronic homeless was 93 or 20 percent of the total. This population by definition, lives in places not deemed to be appropriate for human habitation. Thus, the need for additional emergency shelter would appear to be 93 beds.

However Wichita and Sedgwick County recognize the limitations of such a survey. Persons who are living in condemned buildings or who have doubled and tripled up with families or friends, are typically not included in this type of survey. As further evidence of an even greater need, in March, 2009, the Wichita School District reported over 1,200 homeless children in their schools based on the U.S. Department of Education's definition of homelessness. Though this definition is broader than the HUD definition, it reflects a serious and growing problem in the Wichita community.

The point in time count/survey reflects the following racial and ethnic group representation based on persons who responded to the survey question on race and ethnicity:

White, Non-Hispanic: 129 or 52%;
Black/African American, Non-Hispanic: 74 or 30%;
American Indian/Alaskan Native, Non-Hispanic: 13 or 5%;
White, Hispanic: 6 or 2.4%
Asian, Hispanic: 4 or 1.7%
Black/African American, Hispanic: 3 or 1.2%
Asian, Non-Hispanic: 2 or 0.8%
American Indian/Alaskan Native, Hispanic: 2 or 0.8%
Hispanic only: 7 or 2.8%
Multi-racial: 7 or 2.8%

The population which was surveyed listed their top three needs as: employment and/or better employment, housing placement assistance and rent assistance. From that list, the top priority was housing placement assistance. This is further discussed in the priority needs section.

The preparation of this Five Year Consolidated Plan is occurring as the country and the Wichita community face significant economic challenges. Community wide layoffs are increasing and more and more families are finding it difficult to meet their basic living expenses. Projections are not available as to how many of these families are at imminent risk of either residing in shelters or becoming unsheltered. However the 'safety net' which exists to help low and very-low income persons, is now being accessed by recently laid off workers. The net effect will be a trickle down reduction in community resources, which could lead to increases in homelessness.

This is especially critical given the fact that the most frequent precipitating cause of homelessness is economic. People who lose their jobs, lack skills to obtain jobs or are working at low paying jobs have difficulty finding safe housing that they can afford. Similarly many are living in homes that are unsafe but are the only affordable options available to them. Those who have no income often turn to families and friends however the stability of such housing arrangements is very unpredictable.

Domestic violence is also often cited as a cause of homelessness. According to the 2005 Iowa Statewide Homeless Study, family breakup/divorce was the top factor contributing to homelessness. Domestic violence is a subset of family disruptions and therefore and often results in the parent (usually the mother) and children having no safe place to go but a shelter. The Kansas Attorney General (Steven Six) is quoted as saying that there is a link between poor economic times and an increase in domestic violence. He is quoted in the *Wichita Eagle* on April 17, 2009 as follows: "A tough economy tends to increase stress on families and unfortunately, that often leads to violence." Local domestic violence shelter statistics bear this out, with one shelter reporting a 70% increase in the number of women sheltered from June, 2008 through April, 2009.

Thus, the needs of the homeless and the need to prevent homelessness, are closely tied to the state of the national and local economy. Solutions will need to include strategies to improve the economic potential of individuals and heads of households.

*"Give me your tired, your poor,
Your huddled masses yearning to breathe free,
The wretched refuse of your teeming shore.
Send these, the homeless, tempest-tossed to me,
I lift my lamp beside the golden door!"*
- Emma Lazarus, *Inscription on the Statue of Liberty*

Priority Homeless Needs

The Continuum of Care for the Wichita area provides data as to the size of the homeless population and selected characteristics. In the most recent report, the greatest number of homeless persons was individuals living in emergency shelters. The largest subpopulation was those who are severely mentally ill. These demographics are reflected in subsequent studies and recommendations as detailed below.

The City of Wichita and Sedgwick County appointed a joint Task Force on Ending Chronic Homelessness in 2006. The United Way of the Plains prepared an overview of homelessness in Wichita, as a reference document for that group. The preparation of the overview document included focus groups with homeless persons and homeless services providers. That research document, along with the Continuum of Care Planning Process which is also managed by the United Way, was used to identify priority homeless needs. In addition, the report of the Task Force on Ending Chronic Homelessness, which was accepted by the City Council and County Commission in March, 2008, provide the basis for the following strategies to identify and address priority needs for the chronically homeless population.

None of the focus group members placed a high priority on expanding the temporary shelter system, except in the case of day shelters which were seen as vehicles for providing treatment and other services for the existing homeless population. The homeless population itself specifically identified the need for a facility where homeless persons can shower, do laundry and have access to centralized phone banks to assist with job searches.

Both the homeless population and the service providers placed a high priority on the need for safe, affordable permanent housing. In addition to providing a dependable living environment, the homeless population focus groups also mentioned that permanent housing would impart hope and self-esteem, which they viewed as the two most important things necessary to get someone back on their feet. The service providers supported the 'housing first' model for many of the same reasons. This group also supported the need for a dedicated, on-going funding source (other than federal funds).

Both groups also mentioned the need for employment or other income to help homeless people maintain safe, affordable permanent housing. Income management was viewed as an important component of helping homeless persons achieve long term stability – whether the income is from employment or public benefit programs.

Quick access to accurate information on service availability, transportation and “second chances” for persons who have criminal histories, were additional needs identified in the focus groups.

Chronic Homelessness

The Task Force on Ending Chronic Homelessness reviewed all of the material which was prepared, conducted a series of information gathering sessions from a wide array of public and private programs, and made site visits to view model programs in other states. After 18 months of study, the Task Force presented a plan to the City Council and County Commission, which has five recommendations. Portions of that plan are currently being implemented. Following are the key findings of the report and a summary of the five recommendations.

The report identified 10 gaps in services for the chronically homeless population. Not surprisingly these gaps are in line with the needs which were expressed by the homeless population and the homeless service providers. Following is a list of the 10 service gaps.

1. The current daytime drop-in center has limited space and operating hours.
2. There is not a centralized one-stop facility or number to call for the homeless to find help.
3. There is a lack of permanent housing with supportive services.
4. There is a need for transportation.
5. Homeless individuals experience significant challenges to receiving governmental benefits in a timely fashion.
6. There is a need for dedicated annual funding.
7. There is a need for additional emergency shelter beds.
8. The chronically homeless need additional encouragement and support to seek and receive addiction treatment and services.
9. The Homeless Management Information System (HMIS) is not used to full functionality.
10. There is no community-wide standard or common definition for "case management".

The five recommendations are:

1. Develop a one-stop resource and referral center.
2. Using a Housing First model, provide permanent supportive housing to chronically homeless individuals through the addition of 64 permanent supportive housing units with accompanying services.
3. Identify emergency housing options for 25-50 people until permanent supportive housing units outlined in this plan become available.
4. Identify sustainable funding sources.
5. Appoint an Oversight Committee to oversee plan implementation.

A local capital campaign to implement the first recommendation was begun in 2009. The goal is to have the facility open in 2010. City, County and federal funds have been combined to implement the Housing First recommendation. City and County staff are assigned to identify and screen potential candidates for this program, and identify housing units in the private rental market. The program pays rent as long as the participant continues to follow lease expectations and maintains weekly contact with a case manager.

An Oversight Committee has been appointed and is involved in following the progress of the first two recommendations. At the time this Plan was being prepared, work had not yet begun on recommendations three and four.

2008 CoC Emergency Shelters

| Program Information | Facility Name | Type | Target Pop | | All Year-Round Beds/Units | | | | | | Seasonal Beds | |
|---|-------------------------|------|------------|----|---------------------------|--------------|-----------------|--|-----------------------|-------------------|-------------------------|-----------------------|
| | | | | | Family Beds | Family Units | Individual Beds | | Total Year-Round Beds | Total Season Beds | Availability Start Date | Availability End Date |
| Catholic Charities, Inc. | Anthony Family Shelter | C | HC | | 50 | 13 | 0 | | 50 | 0 | | |
| Catholic Charities, Inc. | Harbor House | C | HC | DV | 40 | 12 | 0 | | 40 | 0 | | |
| Inter-faith Ministries, Inc. | Inter-Faith Inn | C | SMF+HC | | 10 | 5 | 40 | | 50 | 0 | | |
| The Salvation Army | Emergency Lodge | C | SFHC | | 6 | 6 | 12 | | 18 | 0 | | |
| Greater Mt. Zion Baptist Church--People In Need | Winter Overflow Shelter | C | SMF | | 0 | 0 | 0 | | 0 | 75 | November-07 | March-08 |
| YWCA | Safe House | C | SFHC | DV | 24 | 8 | 3 | | 27 | 0 | | |
| Union Rescue Mission | Union Rescue Mission | C | SM | | 0 | 0 | 174 | | 174 | 0 | | |

2008 CoC Transitional Housing

| Program Information | Facility Name | Type | Target Pop | | All Year-Round Beds/Units | | | | | Seasonal Beds | | |
|----------------------------|--|------|------------|----|---------------------------|--------------|-----------------|------------|-------------------|-------------------------|-----------------------|--|
| | | | | | Family Beds | Family Units | Individual Beds | Round Beds | Total Season Beds | Availability Start Date | Availability End Date | |
| COMCARE of Sedgwick County | Transitional Housing Project | C | SMF+ HC | | 4 | 2 | 14 | | 18 | | | |
| COMCARE of Sedgwick County | Transitional Housing Project-Enhancement | C | SMF+ HC | | 0 | 0 | 4 | | 4 | | | |
| Step Stone, Inc. | Dear Neighbor Ministries | C | HC | DV | 38 | 19 | 0 | | 38 | | | |
| The Salvation Army | Transitional Housing Program | C | SFHC | | 20 | 6 | 4 | | 24 | | | |
| Union Rescue Mission | New Beginnings | C | SMF+ | | 0 | 0 | 26 | | 26 | | | |

| | | | | | | | | | | | | |
|----------------------------|--|---|---------|--|----|----|----|--|----|--|--|--|
| | | | HC | | | | | | | | | |
| United Methodist Open Door | Transitional Housing Program-Leased | C | SMF+ HC | | 31 | 10 | 1 | | 32 | | | |
| United Methodist Open Door | Transitional Housing Program-Purchased | C | SMF+ HC | | 13 | 43 | 0 | | 43 | | | |
| Wichita Children's Home | Bridges Transitional Housing Program | C | YMF | | 6 | 10 | 20 | | 30 | | | |

2008 CoC Safe Haven

| Program Information | Facility Name | Type | Target Pop | All Year-Round Beds/Units | | | | | | Seasonal Beds | | |
|------------------------------|---------------|------|------------|---------------------------|-------------|--------------|-----------------|--|------------|-------------------|-------------------------|-----------------------|
| | | | | | Family Beds | Family Units | Individual Beds | | Round Beds | Total Season Beds | Availability Start Date | Availability End Date |
| Inter-faith Ministries, Inc. | Ti'Wiconi | C | SMF | | 0 | 0 | 20 | | 20 | | | |

2008 CoC Permanent Supportive Housing

| Program Information | Facility Name | Type | Target Pop | All Year-Round Beds/Units | | | | | | Seasonal Beds | | |
|------------------------------|---------------------------|------|------------|---------------------------|-------------|--------------|-----------------|---------|------------|-------------------|-------------------------|-----------------------|
| | | | | | Family Beds | Family Units | Individual Beds | CH Beds | Round Beds | Total Season Beds | Availability Start Date | Availability End Date |
| City of Wichita | Shelter Plus Care Renewal | C | SFH C | | 128 | 108 | 98 | 12 | 226 | | | |
| Inter-Faith Ministries, Inc. | Villa Central | C | SMF | | 0 | 0 | 8 | 8 | 8 | | | |
| Inter-Faith Ministries, Inc. | Villa North | C | SMF | | 0 | 0 | 19 | 19 | 19 | | | |
| Inter-Faith Ministries, Inc. | Villa Courts | C | SFH C | | 0 | 0 | 16 | 6 | 16 | | | |
| United Methodist Open Door | Safety net | C | SMF | | 0 | 0 | 12 | 12 | 12 | | | |

| | | | | | | | | | | | | |
|--------------------------|-------------------------------|---|-------|------|---|---|----|----|----|--|--|--|
| Veteran's Administration | VA Supportive Housing Program | U | SFH C | VE T | 3 | 3 | 32 | 35 | 35 | | | |
| City of Wichita | Shelter Plus Care-CH | C | SMF | | 0 | 0 | 5 | 5 | 5 | | | |

KEY: Inventory Type

C = Current Inventory
N = New Inventory
U = Under Development

KEY: Target Population A and B

SM: Single males
SF: Single females
SMF: Single males & females
CO: Couples only, no children
SMHC: Single males & households with children
SFHC: Single females & households with children
HC: Households with children
YM: Youth males
YF: Youth females
YMF: Youth males & females
SMF + HC: Single male & female plus households with children
DV: Domestic Violence victims only
VET: Veterans only
HIV: HIV/AIDS populations only

Part II: CoC Housing and Service Needs

H: CoC Services Inventory Chart

Using the format below, list the provider organizations and identify the service components currently being provided within your CoC. Place the name of each provider organization only once in the first column (add rows to the chart as needed), followed by an "X" in the appropriate column(s) corresponding to the service(s) provided by the organization. CoCs will only need to update this chart every other year; as such, the CoC may choose to provide the chart submitted in the 2006 application.

| (1) Provider Organizations | (2) Prevention | | | | | (3) Outreach | | | (4) Supportive Services | | | | | | | | | |
|---|---------------------|-------------------|----------------------|---------------------|------------------|-----------------|---------------|-----------------|----------------------------|-------------|----------------------|--------------------------|------------|----------|-----------|------------|------------|----------------|
| | Mortgage Assistance | Rental Assistance | Utilities Assistance | Counseling/Advocacy | Legal Assistance | Street Outreach | Mobile Clinic | Law Enforcement | Case Management | Life Skills | Alcohol & Drug Abuse | Mental Health Counseling | Healthcare | HIV/AIDS | Education | Employment | Child Care | Transportation |
| American Red Cross | X | X | X | | | | | | | | | | | | | | | X |
| Boys & Girls Club | | | | | | | | | | X | | | | | | | X | |
| Breakthrough Club of Sedgwick County | | X | | X | | | | | X | X | | | | | X | X | | X |
| Catholic Charities | | | | | | | | | | | | | | | | | | |
| Catholic Charities Emergency Services | | | X | | | | | | X | X | | | | | | | | X |
| Catholic Charities Hispanic Social Services | | X | X | | | | | | X | X | | | | | X | | | X |
| Catholic Charities Anthony Family Shelter | | | | | | | | | X | X | | | | | | | | X |
| Catholic Charities Harbor House | | | | X | X | | | | X | X | | | | | | | | X |
| Center of Hope Homeless Prevention Program | | X | X | | | | | | X | | | | | | | | | X |
| ChildStart, Inc. | | | | | | | | | | | | | | | X | | X | X |
| City of Wichita | | X | X | | | | | X | | X | X | | | | | | | X |
| City of Wichita Career Development Center | | | | | | | | | | | | | | | X | X | | |
| COMCARE of Sedgwick County | | | | | | | X | | X | X | X | X | | | X | X | | X |
| COMCARE of Sedgwick County's Homeless Program | | X | X | | | X | | | X | X | X | X | | | | X | | X |
| Early Head Start | | | | | | | | | X | | | | | | X | | X | X |
| Episcopal Social Services | | | | | X | | | | | X | | X | | | X | X | | X |
| Family Consultation Services | | | | | | | | | | | | X | | | | | | |
| Family Services Institute | | X | X | | | | | | | | | | | | X | | | |
| Friends University | | | | | | | | | | | | X | | | X | | | |

| (1) Provider Organizations | (2) Prevention | | | | | (3) Outreach | | | (4) Supportive Services | | | | | | | | | |
|--|---------------------|-------------------|----------------------|---------------------|------------------|-----------------|---------------|-----------------|----------------------------|-------------|----------------------|--------------------------|------------|----------|-----------|------------|------------|----------------|
| | Mortgage Assistance | Rental Assistance | Utilities Assistance | Counseling/Advocacy | Legal Assistance | Street Outreach | Mobile Clinic | Law Enforcement | Case Management | Life Skills | Alcohol & Drug Abuse | Mental Health Counseling | Healthcare | HIV/AIDS | Education | Employment | Child Care | Transportation |
| Gerard House | | | | | | | | | | X | | | | | X | | | |
| Good Samaritan Health Clinic | | | | | | X | X | | X | | | | X | | | | | |
| Head Start | | | | | | | | | X | | | | | | X | | X | X |
| Higher Ground | | | | | | | | | | | X | | | | | | | |
| H.O.P.E., Inc. | | | | | | | | | X | | | X | | X | | X | | |
| Hunter Health Clinic Homeless Outreach | | | | | | X | | | | | X | | X | | | | | X |
| Hunter Health Satellite Clinic | | | | | | X | | | | | X | | X | | | | | X |
| Independent Living Resources Center | | | | X | | | | | X | X | | | | | | | | |
| Inter-Faith Ministries | | | | X | | X | | | X | X | X | | | | X | | | X |
| KANSEL | | | | | | | | | | | | | | | X | | | |
| Kansas Children's Service League | | | | | | | | | X | X | | X | | | | | | |
| Knox Center, Inc. | | | | | | | | | X | X | X | | | | | | | X |
| KS Cares Through Housing | | | | | | | | | X | | | | | X | | | | |
| Miracles, Inc. | | | | X | | X | | | X | X | X | X | | | X | X | X | X |
| New Beginnings | | | | | | | | | | | X | | | | | | | |
| Options, Inc. | | | | | | | | | X | X | X | | | | | | | |
| Parallax Program, Inc. | | | | X | | | | | X | X | X | | | | | | | X |
| People's Net Homeless Resources Assoc. | | | | X | | X | | | | | | | | | | | | |
| Positive Directions | | | | | | | | | X | X | | | | X | | | | X |
| The Salvation Army Homeless Services | | | | X | | | | | X | X | X | | | | X | | | X |
| The Salvation Army Emergency Social Services | X | X | X | | | | | | | | | | | | | | | X |
| The Workforce Development Center | | | | | | | | | | | | | | | | X | | |
| Sedgwick County Health Department | | | | | | | | | | | | | X | X | X | | | |
| StepStone, Inc. | | | | X | | | | | X | X | | X | | | | | | |
| Social and Rehabilitation Services – Wichita | | X | X | | | | | | X | | | | | | | | | X |
| Union Rescue Mission | | | | | | | | | X | X | | | | | | | | X |
| United Methodist Open Door, Inc. | X | X | X | | | | | | X | | | | | | | | | X |
| University of Kansas School of Medicine | | | | | | | | | | | | | X | X | X | | | |
| Unified School District (USD) 259 | | | | | | | | | | | | | | | X | | X | X |

| (1) Provider Organizations | (2) Prevention | | | | | (3) Outreach | | | (4) Supportive Services | | | | | | | | | |
|--|---------------------|-------------------|----------------------|---------------------|------------------|-----------------|---------------|-----------------|----------------------------|-------------|----------------------|--------------------------|------------|----------|-----------|------------|------------|----------------|
| | Mortgage Assistance | Rental Assistance | Utilities Assistance | Counseling/Advocacy | Legal Assistance | Street Outreach | Mobile Clinic | Law Enforcement | Case Management | Life Skills | Alcohol & Drug Abuse | Mental Health Counseling | Healthcare | HIV/AIDS | Education | Employment | Child Care | Transportation |
| Urban League of Kansas, Inc. | | | | X | | | | | | | | | | | X | X | | |
| Veterans Administration | | | | | | X | | | | | X | X | X | | | | | |
| Wichita Children's Home | | X | X | | | | | | X | X | X | | | | | | X | |
| Wichita Children's Home Street Outreach Program | | | | | | X | | | | X | | | | | | | | X |
| Wichita Area Sexual Assault Center | | | | X | X | | | | | | | | | | | | | |
| Women's Recovery Center of Central Kansas | | | | | | | | | X | X | X | | | | | | X | X |
| YMCA (Young Men's Christian Association) | | | | | | | | | | | | | | | | | X | |
| YWCA (Young Women's Christian Association) Women's Crisis Center | | | | X | X | | | | X | X | | | | | | | | |
| Wichita Child Guidance Center | | | | | | | | | | | | X | | | | | | |

Homeless Strategic Plan

The City of Wichita and the community's service providers believe in the importance of having a continuum of services which is strong at every point, to meet the needs of low income persons and thereby prevent homelessness. Following are highlights of the components of the continuum of services which benefit this population.

Prevention. There is general agreement that homeless prevention is critical to gaining ground on the needs of the homeless community. Thus, programs are in place to help low income persons with short term assistance with housing, utility and food needs. The agencies which provide these services are funded with federal resources and community donations. The need often outpaces the available resources, however, the safety net is in place.

In addition to providing direct financial assistance to prevent homelessness, the City of Wichita's home repair programs also prevent homelessness by ensuring that low income persons who are housed, have safe, affordable housing. When such housing falls into disrepair, the ultimate outcome could very well be homelessness, but for the intervention of City repair programs. Most of the City's home repair programs are targeted to persons earning 50 percent or less than the area median family income – a strategy designed to impact the most vulnerable populations.

A final step in the prevention of homelessness is to provide employment and other resources to put money in the hands of low income families. In the Wichita area, the Sedgwick County Human Services Department has dedicated time and resources to providing SOAR (SSI/SSDI Outreach, Access and Recovery) training to local staff. This program helps case managers and consumers navigate the Social Security benefits system to ensure that each person receives every resource for which they are eligible. In addition Wichita is focused on training and retraining workers. A new aviation training center is expected to open in 2010 and a special training program was launched in 2008 to prepare participants for training in aviation and related industries. PACES (Preparation for Aviation Career Employment System) is funded through collaboration with the National Fund for Workforce Solutions, The Knight Foundation, United Way of the Plains, Workforce Alliance of South Central Kansas and Spirit AeroSystems.

Emergency Shelters. The Wichita community has a successful emergency shelter system which is sufficient to meet most of the needs of those who are temporarily homeless, or who have a longer history of homelessness. While the shelter system operates year round, during the cold months of winter a special shelter program becomes operational. For many years that system has been funded by local government and the United Way, however the faith community has taken over this responsibility as of the winter of 2008-09. This has proven to be an effective partnership and will continue as long as there is a need. The population served by the winter shelter is composed of those who typically do not go into traditional shelters (many of whom could be described as chronically homeless), or have been barred from those shelters because of previous behavior problems.

Emergency shelters also include shelters that serve victims of domestic violence. This temporary housing is available to women and families, to remove them from dangerous living environments and to provide them with assistance in establishing safe, permanent housing options.

Transitional Shelters. Transitional shelters in Wichita provide those who desire to move into more permanent housing, an opportunity to do so with support from case managers and the sponsoring agency. Transitional shelters generally allow participants to remain in the program for up to two years.

Permanent Housing. The Wichita Housing Authority is a part of City government in Wichita and operates with preferences on their waiting lists for persons who are homeless. Additionally the Section 8 Housing Choice Voucher program administers Shelter Plus Care certificates for homeless persons with a mental disability and the Veterans Affairs Supportive Housing (VASH) voucher program for homeless veterans.

Housing First. In 2009, the City of Wichita and Sedgwick County began operating a Housing First program for persons who meet HUD's definition of chronic homelessness. The concept is to provide permanent housing for such persons as soon as they are identified and determined to meet the criteria. The only requirement for participation is – the person housed must want to participate and agree to meet with a case manager at least once/week. It is anticipated that placing the community's chronically homeless persons in housing and providing stability in their lives, will reduce the impact of chronic homelessness on a variety of the community's emergency systems – police, hospital emergency rooms and public facilities such as libraries and parks. The resources no longer needed to address the population 'on the street' will be saved and redirected to meeting the needs of other vulnerable populations.

Outreach. Outreach will continue to be a component of the continuum of services for low income homeless persons. In addition to traditional street outreach, the Wichita community also partners with the faith community and with programs such as the annual "Stand Down" which is operated by local the Veterans Administration office. Depending upon the weather conditions at the time, outreach efforts include offers of immediate shelter, but most often focus on establishing trust and creating relationships. In addition to the traditional shelter providers engaging in outreach, the Wichita Police Department's Community Police officers also often accompany the case managers, again to establish trust and to reduce incidents of crimes against and by the homeless street population.

Chronic Homelessness. The Wichita City Council and the Sedgwick County Commission have adopted a report prepared by a community task force which was commissioned to develop a 10 year plan to end chronic homelessness. Housing First is one of the recommendations of that task force. In addition the task force has recommended the creation of a one stop resource and referral center. The center will provide access to resources in one location, for persons who are homeless or near homeless. While the center is the result of the effort to address chronic homelessness, any person in need will be welcomed. In this way the center will also serve to prevent general or chronic homelessness. Offices will be available within the facility for social service providers and the facility will also have space for the homeless to do laundry, receive mail and shower. It will be operated by the United Methodist Open Door, which is spearheading a capital campaign to secure resources to establish the center. It is expected to open in 2010.

Another recommendation of the task force is the establishment of a permanent source of funding to ensure that the needs of this population can be met on an annual basis for as long as is needed. The goal is to reduce complete reliance on federal funds.

The task force report was prepared with staff support from the United Way of the Plains, Sedgwick County and the City of Wichita. All three are also partners in the development of the Continuum of Care application and have collaborated on the development of the Consolidated Plan.

Institutional Structure. All of the components of the continuum of services to the low income and homeless population in Wichita are interconnected through representation of staff members of each component. The United Way of the Plains coordinates preparation of the annual Continuum of Care funding request and includes representation from the homeless services community, and local City and County government. The City of Wichita administers the Community Planning and Development funding process, as well as the Housing Authority. Community members and representatives of the United Way and Sedgwick County participate in annual funding recommendations and have been consulted in the development of the Consolidated Plan. The faith community has an active role in service delivery as well as in program planning. Wichita's foundation and corporate community are also active in the development of programs and in funding. This system is highly effective in creating a system where each partner knows and accepts its role in the process of helping people reach their maximum human potential. Following is an illustration of the structure and relationships.

L - Lead Agency

P - Partner Agency or Group

| | Consolidated Plan | Continuum of Care | Shelters | Housing | Prevention |
|--------------------------|-------------------|-------------------|----------|----------|------------|
| City of Wichita | L | P | | P | P |
| Sedgwick County | P | P | P | P | |
| United Way of the Plains | P | L | | | P |
| Non-Profit Agencies | P | P | P | P | P |
| Faith Community | P | P | P | P | P |
| Foundation Community | | | | | P |
| Corporate Community | | | | | P |

Discharge Coordination Policy. The Wichita Continuum of Care has established a Discharge Policy which addresses the needs of persons discharged from foster care, health care, mental health and correctional facilities. The Discharge Policy was created in partnership with State agencies and is summarized below.

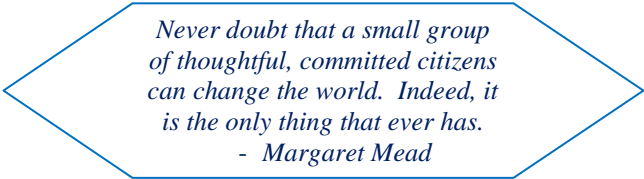
Foster Care Discharge Protocol: The Kansas Department of Social and Rehabilitation Services (SRS), which includes Children and Family Services, has adopted a policy that would prevent discharging homeless individuals from publicly funded institutions or systems of care into homelessness or into HUD funded programs for the homeless. The policy was approved December in 2006. The policy states that staff will ensure to the maximum extent practical and when appropriate that all individuals who are discharged from State funded institutions or systems of care have housing options available in order to prevent being discharged into homelessness. Youth who leave the foster care system because they have attained 18 years of age are eligible to participate in Independent Living Services through the Chafee Foster Care Independence Program. This is a voluntary program and youth may choose not to participate. Prior to discharge/release at 18 years of age, youth receive information concerning transitional planning which includes information on housing, employment and educational services available to them through the Independent Living Services Program. Transition plans do not include

direct discharge to homeless shelters. The Children and Family Services Division of the Department of Social and Rehabilitation Services has six Regional Independent Living Coordinators who help children in Foster Care transition into adulthood.

Health Care Discharge Protocol: The Kansas Department on Aging follows state and federal regulations in relation to discharge planning however neither state nor federal regulations address assurance that residents will be discharged into housing. The Kansas Department on Aging has agreed to be a member of the Kansas Interagency Council on Homelessness (KICH). Further discussions will occur at the KICH meetings. The same applies to general health care facilities. They are bound by state and federal regulations but assurance that housing will be available is not in the regulations. The Kansas Hospital Association will be asked to join the Kansas Interagency Council on Homelessness.

Mental Health Discharge Protocol: Kansas Department of Social and Rehabilitative Services (SRS), which includes Mental Health (MH) Services, has adopted a formal policy that would prevent discharging homeless individuals from publicly funded institutions or systems of care into homelessness or into HUD funded programs for the homeless. The policy was approved in December 2006. The policy states that staff will ensure to the maximum extent practical and when appropriate that all individuals who are discharged from State funded institutions or systems of care have housing options available in order to prevent being discharged into homelessness. SRS-MH is currently developing a strategic plan to standardize the discharge planning protocol among all three State Mental Health Hospitals. A brief summary of the charge to the planning committee is: 1. Develop Discharge Protocol; a. develop a hospital discharge protocol that addresses continuing care needs; b. the protocol should address the needs of special populations and co-occurring issues (Mental Retardation/Substance Abuse, offenders, behavioral issues aging, homeless); c. protocol should describe how sharing and improving access to records will occur across systems. Agencies involved are: Social and Rehabilitative Service-Disability and Behavioral Health Services, Association of Community Mental Health Centers, Department of Education, Larned State Hospital, Mercy Regional Hospital, Area Mental Health Center, Prairie View Mental Health Center, Kaw Valley Center, Kansas NAMI, Osawatomie State Hospital, Topeka Independent Living Center, Havilland Nursing Facility for Mental Health, Wichita State University, Value Options, consumers of mental health services and their family members.

Corrections Protocol: The Kansas Department of Corrections has a formal policy regarding release and discharge planning, with planning for all offenders beginning at 16 months pre-release, or upon admission if their length of incarceration is less than 16 months. Offenders are assessed for risk and need, and plans are developed for their return to the community. Specialized reentry and discharge planning staff are in all facilities working with offenders. Housing specialists in Topeka, Kansas City and Wichita support release and discharge planners in their effort to find suitable housing for offenders. There are still many barriers, but the issue is receiving a lot of attention by case managers and specialists in the corrections system.



*Never doubt that a small group
of thoughtful, committed citizens
can change the world. Indeed, it
is the only thing that ever has.
- Margaret Mead*

Community Development

Priority Needs

The City of Wichita is fortunate in that the areas targeted for funding through the Consolidated Plan, have neighborhood plans which identify needs in many categories which are eligible for federal funding. Those plans have been reviewed and the needs have been compiled into the Community Development Needs Table. The needs are listed below in priority order, based on the frequency of references in the existing plans and in the priority needs survey.

Public Facilities and Improvements. It will be necessary to acquire property in order to implement many of the recommendations in the neighborhood plans and in the 2009-2013 Consolidated Plan. Such acquisitions will be in connection with a redevelopment plan where the existing property has been identified as being detrimental to the higher good of the redeveloped area. However care will always be taken to ensure that historic guidelines are followed and property rights observed.

Many of the targeted areas are in older parts of the city where sidewalks are missing or in poor condition. Likewise there are unpaved streets or paved streets in disrepair. Addressing such infrastructure needs is essential to creating communities of choice – in support of the Consolidated Plan mission. In one of the neighborhood plans that was reviewed, the need for improved sidewalks covers over 420,000 square feet; in another, street improvements are needed for over 24,000 linear feet of area. Included in the basic infrastructure needs, are water/sewer improvements and flood drainage. These needs are the result of deferred or no maintenance and the lack of willingness (or resources) on the part of property owners to agree to be assessed the costs for street paving or sidewalks.

In some neighborhoods the street layout is not functional and neighborhood plan recommendations include a complete new street layout, coupled with new housing development.

Beyond the basic infrastructure needs, the neighborhood plans also include plans for new neighborhood parks, improvements to existing park areas and open spaces. Pedestrian walkways are also recommended.

Other public improvements include creation of new communities by acquiring and redeveloping existing property. One neighborhood redevelopment plan proposes the acquisition of over 254,000 square feet of property. In another, acquisition and redevelopment is proposed for nearly 1,000 structures which are in poor (or worse) condition.

Neighborhood facilities are an important part of the communities where expenditure of entitlement funds is targeted. There are four Neighborhood City Halls in four low to moderate income communities from which representatives of selected City departments operate. However these facilities have varying amounts of general gathering space for holding large community meetings or celebrations. All of the neighborhood plans focus on the importance of engaging community residents in shaping the destiny of their areas and having a physical community focal point can help achieve that goal. A consultant has been retained to explore the needs for a community resource center in one area of southeast Wichita. The results of that study will be presented to the City Council and County Commission for approval and to identify implementation steps during 2009.

Most of the obstacles associated with meeting the preceding needs, are financial. Public resources are limited and have to be stretched to meet needs in many areas of the city. Residents of areas targeted for Consolidated Plan funding are least able to pay for their proportional share of the costs of the improvements. Creative funding strategies will need to be addressed, which take into account existing local, state and federal resources and the creation of incentives for private investment as well.

Public Services. The flexibility associated with Public Services funds results in a wide variety of service offerings. However the limitation on the spending level also leaves many such services unfunded. Based on the priority needs survey results, the Consolidated Plan will seek to fund job training, health care and substance abuse treatment, crime prevention, fair housing, neighborhood outreach and support for neighborhood associations. In addition, however, services for the homeless and youth populations will continue to be considered for funding.

Construction of Housing. New housing construction continues to be a part of Wichita's overall community development plans, and specifically for the neighborhoods in the targeted areas for Consolidated Plan funding. New housing developed with federal funds is primarily for owner-occupied homeownership by City Council policy. That will continue to be the focus in the 2009-2013 Consolidated Plan. Such housing will be constructed to be Energy Star compliant.

Direct Homeownership Assistance. The City of Wichita also continues its commitment to assisting first time homebuyers with down payment and closing costs. However homeownership counseling is a key requirement for this assistance and is believed to be one of the reasons the foreclosure rate for the homebuyers who have received City assistance is far below the community or state average. In addition, the City of Wichita has adopted loan standards that do not allow for high-risk financing mechanisms, in connection with the City's homeownership programs. While the City's support addresses a component of the financial barriers which would-be home owners face, one of the neighborhood plans specifically identifies three other barriers that exist in their neighborhood: the need for more code enforcement (see below), appropriate revisions to the Zoning Code, and infrastructure improvements.

Code Enforcement. One of the barriers to affordable housing and homeownership is neighborhood conditions which influence existing and future homeowners' decisions as to whether to invest in certain areas. Many of these conditions are the result of the failure of property owners to maintain their property in compliance with local codes. The City's plan to reduce this barrier may include funding code enforcement personnel or matching home repair assistance to persons who have been cited for violations but have no financial means of paying for repairs.

Residential Historic Preservation. While the majority of homes in the areas targeted for Consolidated Plan funding, are modest single family structures, there are portions of nearly all areas, where historically significant structures exist. The City is committed to preserving its history as reflected in such structures, and there will be continue to be a commitment of resources to support the planning functions associated with historic preservation as well as making funds available for repair.

Non-Residential Historic Preservation. The City's focus is primarily on residential improvements however as noted earlier, the neighborhood environment is important to sustain public and private investments in housing. Non-residential historic preservation will often be a key part of that effort. Plans currently exist for the renovation of a historic theater in one of the target areas, returning it to its early focus on the performing arts. Similarly, planned historic streetscapes in commercial districts will

also create a neighborhood ambiance which reflects the history of another section of the city which is represented in target area plans.

Planning. The Community Development Needs Table identifies planning as an ongoing need. In addition to implementing and updating recommendations in existing plans, this function will also support the comprehensive planning that is critical to ensuring that all the individual neighborhood components support the City's overall vision. Planning will be key to making that happen.

HOPWA. The City of Wichita does not receive HOPWA funds by formula however the housing needs for the HIV/AIDS population have been noted elsewhere in this Plan.

CDBG. The primary focus of CDBG expenditures will be in support of homeownership and the accompanying community development initiatives which complement this focus. This will include infrastructure improvements and home repair. In some cases acquisition will be required to implement large housing redevelopment plans. Public Services expenditures will ensure that eligible populations have the resources to meet their individual potential, at the same time that the physical condition of the neighborhoods is improved.

HOME. The City of Wichita has elected not to designate HOME funds to support rent assistance or the production of rental units. Because of the focus on homeownership HOME funds support development of single family housing which is affordable for moderate income buyers, and to pay for downpayment and closing costs.

Economic Development. Over the past few years, Consolidated Plan funding has made significant contributions to economic development improvements in the targeted area. Included are the creation of two community strip shopping centers, loan backing for a full line grocery store, and streetscape design which will enhance the viability of existing businesses. The shopping centers and grocery store have exceeded job creation expectations.

Economic development is mentioned in each of the neighborhood plans which have been prepared by local residents, in the priority needs survey responses, and is also a key component of the regional long term vision. Following are specific initiatives that have been repeatedly mentioned. Those which are eligible for CDBG funding will be considered during the 2009-2013 Consolidated Plan period:

- Establish small business development/Business incubators
- Create mixed use retail and housing
- Promote variety of businesses
- Eliminate incompatible businesses
- Conduct market study to determine appropriate neighborhood businesses
- Market the area to appropriate neighborhood businesses
- Promote local hiring
- Promote local shopping

Obstacles

The chief obstacle to meeting underserved needs is limited financial resources. A related obstacle is the difficult balance between creating comprehensive revitalization in targeted areas, and the need to serve all areas of a community – again, with limited resources. The City of Wichita has identified target areas where Consolidated Plan funding is focused, however there are community development programs which are available city-wide as well.

There is in Wichita, an effort to approach these companion obstacles by identifying a relatively large area with many social and infrastructure challenges, and engaging the community along with all levels of government (State, County, City and School District) to develop strategies to improve the quality of life for residents. Consolidated Plan resources are among many that are blended in support of this effort, however comprehensive solutions will require multi-year financial commitments.

Another strategy for overcoming obstacles of limited resources is to continue to look for ways to partner with the private sector. The City supports developers who access federal tax credits to create or enhance affordable housing, and requires that such developers engage the affected communities in consideration of their proposals. These are the types of partnerships that will create lasting change.

Many legal strategies are under consideration including improving the overall image of low income neighborhoods by accessing tax foreclosed properties which create blighting influences. This strategy is being pursued separate from but in partnership with the goals of the Neighborhood Stabilization program, to access and rehabilitate mortgage and tax foreclosed properties. The State of Kansas passed legislation in 2009 allowing for the creation of municipal land bank operations. That is another strategy which will be explored, which, in partnership with the foreclosure initiatives, could create sufficient parcels to encourage comprehensive redevelopment.

The City believes that overcoming obstacles to efficient and effective community development will require creativity and willingness to chart a new course. The local leadership is prepared for this challenge.

| | |
|--|--|
| | |
| | <i>There are risks and costs to a program of action. But they are far less than the long-range risks and costs of comfortable inaction.</i> - John F. Kennedy |

Long-term and Short-term Objectives

Following is a summary of specific objectives listed in the Housing and Community Development Activities chart. All activities are short term for Year One of the Consolidated Plan, unless otherwise noted.

Public Facilities and Improvements

- 03: develop or improve 4 parks and/or neighborhood centers
- 03A: develop one senior center following consultant needs assessment (Long Term)
- 03C: develop resource and referral center for the homeless
- 03E: develop or expand neighborhood meeting space in at least one target area (Long Term)
- 03F: develop new parks in target areas (Long Term)
- 03I: create flood drain improvements in target area (Long Term)
- 03J: create water and sewer improvements (Long Term)
- 03K: initiate street improvements (Long Term)
- 03L: complete 5 sidewalk projects

Clearance and Demolition

- 04: Fund 39 projects

Public Services

- 05: fund 8 public services projects
- 05A: provide 10 units of services for seniors
- 05D: fund 5 youth projects
- 05E: develop or improve 4 transportation projects (Long Term)
- 05F: fund substance abuse treatment services (Long Term)
- 05G: fund 2 projects that serve victims of domestic violence
- 05H: fund or support one employment training program
- 05I: fund or support one crime awareness program
- 05J: fund or support one fair housing activity
- 05K: fund one project to increase access to health services (Long Term)
- 05Q: provide support for one subsistence payment program

Other

- 12: provide funds or support for the construction of 31 single family homes (HOME)
- 13: provide funds or support for direct homeownership assistance
- 14A: provide funds for rehab of 240 single unit residential projects (HOME and CDBG)
- 14B: provide funds for rehab of multi-family residential projects (Long Term)
- 14F: provide funds for 40 improvements to single family properties which increase energy efficiency
- 14G: provide funds to acquire 20 properties for rehabilitation
- 14H: provide funds for administration for rehab projects
- 14I: provide funds for 6 projects which address lead paint testing and/or abatement
- 16A: provide funds for 4 residential historic preservation projects
- 16B: provide funds for one non-residential historic preservation project
- 17A: fund 2 land acquisition projects (Long Term)
- 19E: utilize CDBG funds to rehab 20 foreclosed properties

Planning

21A: fund 6 positions to administer Consolidated Plan programs

21B: provide funds to cover 5 units of indirect costs to support Consolidated Plan programs

21D: fund 1 fair housing activity

HOPWA

The City of Wichita does not administer HOPWA funds.

HOME

Produce 31 new owner units

Rehabilitate one existing owner unit

Provide homeownership assistance to 39 homebuyers



*A community's sustainability depends
on its long-term ability to meet
residents' needs.
- K-State University Extension*



Antipoverty Strategy

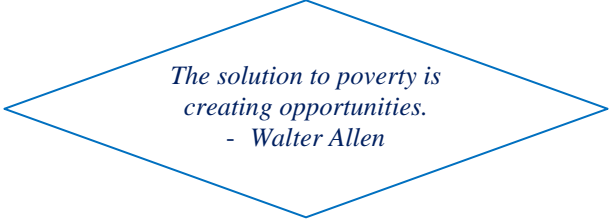
The City of Wichita's Office of Career Development is the centerpiece of its antipoverty strategy. The mission of the Career Development Office (CDO) is to assist the area's low-income population improve their self-sufficiency through employment and access to support services. The City of Wichita uses funds from several sources for a combination of services with direct benefit to low-income individuals and families and services of benefit to low-income areas.

Direct benefit services include Project Access, which provides health care services to low-income uninsured residents, and an employment self-sufficiency program; benefits to low-income areas include summer activity camps, neighborhood city hall activities and neighborhood clean-ups. Administration and program support are provided for employment, alcohol and substance abuse treatment and prevention programs and other programs with partnership agencies. The Career Development Office partners with more than seventy local agencies (including faith based organizations) to fight poverty in the Sedgwick County service delivery area.

The City's Housing Authority operates a Family Self-Sufficiency program which is designed to help low-income families with Section 8 Housing Choice Vouchers, reach self-sufficiency through a combination of workshops, resources and the establishment of an escrow account that may be used as down payment to purchase a home. Many families who previously received state financial assistance have used this program to further their education, to help them obtain successful employment, and become independent of the state's assistance programs.

In addition City programs are in place to ensure that residents take advantage of all financial resources for which they are eligible. As an example, the City partners with the local Internal Revenue Office to encourage parents to file for the Earned Income Tax Credit. The Sedgwick County Human Services Department has also provided SOAR (SSI/SSDI Outreach, Access and Recovery) training for local case managers, so that they can assist clients in successful applications for Supplemental Security Income benefits.

Thus, citizens of Wichita are provided resources to address their immediate needs for housing or other services, but are also provided the tools to improve their overall economic standing through education, training and counseling. These efforts are expected to reduce the number of persons in poverty in the community. However the extent to which the numbers decrease will be dependent upon the general state of the economy and success of national efforts to stimulate the economy in 2009.



*The solution to poverty is
creating opportunities.
- Walter Allen*

NON-HOMELESS SPECIAL NEEDS

Specific Special Needs Objectives

Reflecting upon the mission of the Consolidated Plan, to create communities of choice where:

- low to moderate income persons have safe, affordable housing;
- residents realize their full economic and personal potential;
- neighborhoods are healthy, vibrant and provide quality goods and services;

the needs of non-homeless persons will continue to receive attention from a variety of existing resources. In addition new programming will be pursued whenever possible, to expand the tools available to these populations related to their specific needs.

The three components of the mission represent the priorities the City plans to implement over the next five years. Specific objectives include:

- Maximizing the creation of affordable housing and maintaining the current stock;
- Providing social and support services to ensure that residents at all age levels, are aware of the means by which they can achieve their maximum human potential;
- Creation of comprehensive plans and implementation strategies which address every aspect of neighborhood life (housing, crime, blight, economic development) in a holistic fashion.

Achievement of these objectives will be made possible through thoughtful allocation of CDBG and HOME resources, to be used in partnership with other City-funded services in the Departments of Police, Fire, Public Works and the Offices of Central Inspection, Urban Development and Career Development.

Community partnerships will be essential in leveraging federal resources. Housing partnerships will include for profit and nonprofit organizations who serve low income persons. The City's CHDO's are a key partner in the development of affordable housing. Other housing partners are also contributing to the need for affordable housing and work closely with the City to obtain support for housing tax credits to finance new developments and other tax incentives.

Social and support service partnerships will include resources such as the United Way and the agencies it funds. The faith community also provides significant resources to enhance the social development of vulnerable populations. The local school district and community health programs will also be a part of the comprehensive approach to improving the human capital of low and moderate income persons.

The Workforce Alliance, which administers federal employment and training programs is another community resource that will be an important community partner in efforts to provide low and moderate income persons the skills and support necessary for them to obtain and maintain employment. Comprehensive implementation strategies will involve partnerships in which the private and philanthropic sectors will be encouraged to participate in support of this mission with a focus on providing challenge grant opportunities for education and training, as well as small business development initiatives.

Non-Homeless Special Needs and Analysis

In Wichita, the following groups have been identified as non-homeless persons who have special needs: older adults, the frail elderly, persons with severe mental illness, those who are developmentally disabled, the physically disabled, persons with alcohol and drug addictions, immigrants and refugees, victims of domestic violence, children, youth and persons with criminal backgrounds. In addition, the population which is HIV positive and/or living with AIDS is also considered among those whose needs are unique and often require assistance through community resources.

Fortunately the community infrastructure is in place to serve these populations, however based on focus group feedback, the needs exceed available resources. Following is a summary of the extent to which these populations are represented in the Wichita community, the extent of the needs of these non-homeless special populations, and the steps the City and community will take to address those needs.

As the local population ages, the housing needs for the **elderly and frail elderly** are increasing. There is also a growing subset of this population who are raising grandchildren. (The 2000 Census reported over 3,000 grandparents were primary caregivers). In addition to housing that is compatible with an elderly single person or grandparent family lifestyles, this population continues to need in-home services, housekeeping, chore services, home maintenance and repair, and accessibility modifications.

Safe affordable housing is also a top priority need for persons with **severe mental illness**, especially in the wake of closures of large institutions. In-home services are also needed. The elderly, frail elderly and those with severe mental illness will also benefit from personal safety initiatives which protect them from scams and ensure their safety in their homes.

According to 2005-2007 census data, nearly 100,000 people in Wichita have some sort of disability. While exact numbers are not available for each type of disability, following is a description of some of the challenges facing each population.

Persons who are **developmentally disabled** require access to safe affordable housing. However it is equally important that they receive personal living services to help them manage the tasks of daily living in as independent a manner as possible. The Sedgwick County Developmental Disability Organization reports that there are 474 persons waiting for residential services and over 1,000 persons waiting for at least one supportive service. In Sedgwick County, the State Department of Social and Rehabilitation Services (SRS) reports serving 1,225 persons in 2008, with developmental disabilities.

Safe housing that accommodates the special needs of the **physically disabled** is a priority need. Often such persons are members of family units with non-disabled persons present. In such cases, the household makes accommodations to the best of their ability however professional modifications yield a higher quality of life for the disabled person. The Kansas Department of Social and Rehabilitation Services (SRS) reports that it served 1,169 persons with physical disabilities in Sedgwick County in 2008.

All of the above populations have a high priority need for health services including financial assistance to purchase medicines, dental care, and often a benefits navigator to help understand and access resources to address these and other needs. One key value in having a benefits navigator is the assistance that can be provided in navigating difficult government systems, such as applying for and receiving Supplemental Security Income benefits.

In addition, the developmentally and physically disabled populations have a high priority need for specialized training for employment. When the above populations are low income, income subsidies are essential. Such subsidies may be in the form of direct payments for services, or cash income that comes into the household. No matter the form, these special needs groups will need financial assistance to manage or overcome the limitations which their disabilities place on their ability to be self-sufficient.

Persons with **alcohol and drug addictions** have a priority need for health related services, counseling and treatment. Case management is also a high priority need for this population, to support their efforts to reach and maintain a sober lifestyle. The Kansas Department of Social and Rehabilitation Services reports serving 1,442 persons who had substance abuse problems in Sedgwick County in 2008.

Immigrants and refugees often have language and cultural barriers which impact their ability to access services. A benefits navigator would be of critical importance in overcoming these barriers. In addition, persons who do not have legal status in the United States will have the same barriers however their status often further limits their access to resources. Because of the sensitivities associated with identifying undocumented persons, it is difficult to obtain a true picture of the number of persons in Wichita, who are immigrants or refugees. Census data for 2005-2007 reports 32,294 persons as being foreign-born however that data alone does not accurately reflect the size of the population which would benefit from services described herein.

Victims of domestic violence have a need for safe affordable housing that is strategically located away from their abusers. They also need counselors and often a benefits navigator who can direct them to resources to support their move and address the emotional challenges they often face. Health care is a companion need, especially in the immediate aftermath of physical abuse. Local service providers report serving over 4,000 persons in their residential programs in 2008.

Children and youth have unique needs associated with their family structures. For children who are in families where domestic violence is an issue, counseling becomes a priority need. Children who suffer from abuse at the hands of adults (family members or others) often require out of home placements as well as counseling. As they age, young people who are emancipated need safe affordable housing and a strong support network which is in place prior to their emancipation, providing them with the skills necessary for successful independent living. The most recent census data (2005-2007 estimates) reports there are 94,042 persons under the age of 18 in Wichita. Of that number, 2,776 are under the age of five.

Job training and placement are also high priority needs for emancipated youth, which is a companion to the need for affordable housing.

Persons with **criminal backgrounds** need safe affordable housing assistance to overcome the barrier created by their criminal history. Many landlords will not rent to persons with a criminal background. Employment assistance is a companion need for the same reason – many employers will not hire persons with criminal backgrounds. The combination of limited housing and limited job opportunities often contribute to a relapse into criminal behavior. It is therefore to the community's benefit that these needs are addressed so that such persons can stabilize and become contributing members of society.

Wichita is the largest city in Sedgwick County. According to the Kansas Department of Health and Environment's 2006 report, over 600 persons were presumed to be living with an **HIV or AIDS diagnosis**

in Sedgwick County. The special housing, health and counseling needs for this population are addressed through HOPWA and other resources which are made available in the Wichita community by allocation from the Kansas Housing Resources Corporation and Department of Health and Environment. The Kansas 2009-2013 Consolidated Plan/2009 Action Plan, outlines the following activities to be funded under HOPWA in 2009.

The primary housing activities under HOPWA in 2009 will be:

- *Tenant-based rental assistance*
- *Short-term rent, mortgage and utilities assistance*
- *Transitional/emergency*
- *Housing coordination*

The supportive services that will be available in 2009 include:

- *Nutritional supplements*
- *Mental health, drug/alcohol counseling and treatment*
- *Transportation.*

Specific steps for addressing the needs of non-homeless special populations, include the following:

Create a Benefits Navigator system to assist the elderly and frail elderly, persons with severe mental illness, the developmentally and physically disabled, persons with alcohol and drug addictions, immigrants and refugees, and persons with criminal backgrounds, to access appropriate resources to meet their physical, mental and social needs. This system would work in partnership with case managers who may be assigned to the persons with special needs, but also would be available with persons who are not connected to a community service system.

Community resources must be aimed at preventing domestic violence and steps toward that end will include anger management and other training programs for youth and teens, to stop the cycle of violence. This key step is essential to stem the tide of an increasing phenomenon of violence among married couples, couples in dating relationships, and persons in broken relationships. The Centers for Disease Control and Prevention (CDC) offers programs and literature designed for children and youth, such as the "Choose Respect" program. Additionally, the CDC's Domestic Violence Prevention Enhancement and Leadership Through Alliances (DELTA) program provides funding for state level domestic violence coalitions. The Kansas Coalition Against Sexual and Domestic Violence and the Kansas Department of Health and Environment, are sponsors of the Choose Respect program.

Specific steps necessary to address the needs of children and youth will include exploring the establishment of a youth master plan or "children's bill of rights". Similar initiatives have also been established within a city "platform for strengthening families". Such initiatives have been implemented in many communities to ensure that children and youth are given the tools they need to succeed. Resources that are available through the National League of Cities or the Children's Defense Fund will be accessed to determine the best approach for Wichita leaders to pursue. In addition to this comprehensive strategy to address the needs of children and youth, the City will seek to take the lead in expanding community mentoring programs including the involvement of law enforcement, all levels of the education system including post secondary, and the faith community.

Housing Opportunities for People with AIDS (HOPWA) and Specific HOPWA Objectives

The City of Wichita does not receive HOPWA funds by formula. The Kansas Department of Health and Environment administers the State HOPWA grant and provides funds to local service providers in Wichita. However the City does and will continue to partner with service providers in support of housing and related programs to meet the needs of persons living with HIV/AIDS in the Wichita community. The City therefore takes note of the following excerpts from the Kansas 2009-2013 Consolidated Plan for HOPWA funding:

***Persons with HIV/AIDS.** 2002 state-level data from the Kansas Department of Health and Environment show a low prevalence of AIDS and HIV among Kansas residents. These data indicate there are 991 reported persons with AIDS and 375 reported persons with HIV living in Kansas.⁵ As a percent of Kansas' 2000 population, about 0.04 percent of Kansas residents have AIDS and 0.01 percent have HIV. It should be noted, however, that focus group participants indicated that persons with HIV/AIDS are more likely to live in urban areas in order to access services.*

An estimated 766 persons with HIV/AIDS live in Kansas and close to 90 percent of these individuals are thought to have potentially unmet appropriate housing needs.

The State of Kansas primary housing activities under HOPWA in 2009 will be:

- *Tenant-based rental assistance*
- *Short-term rent, mortgage and utilities assistance*
- *Transitional/emergency housing*
- *Housing coordination.*

This provides a general idea of the scope of services funded statewide using HOPWA funds, which are consistent with the State's reported results for 2008:

- *Affordable housing was provided to 135 clients. 90 percent were at or below the Federal Poverty Level and of those 10 percent reported having no income. Just over 10 percent came into the program as homeless with 2 percent of those living in shelters or on the street.*
- *One of the key goals in accessing HOPWA funds is to create a long-term strategy for housing stability. In 2008, 42 households accessed the TBRA (Tenant Based Rental Assistance) program with 20 continuing into 2009.*

Note: Due to the fact that local HOPWA funds are administered by State contracts with community agencies and not the City of Wichita, HOPWA Performance Charts 1 and 2 are not completed within this Consolidated Plan.

⁵ "The Community Planning Group's Guide to the Impact of HIV/AIDS on Kansas Residents," Bureau of Epidemiology and Disease Prevention, Kansas Department of Health and Environment, 2002.

OTHER NARRATIVE

As this Consolidated Plan was being prepared for final public comment and approval by the Wichita City Council, funds from the American Recovery and Reinvestment Act of 2009 became available. These funds will allow the City to address some of the needs identified in the Consolidated Plan on an accelerated schedule. Where specific uses have been identified, they are noted elsewhere in this document. Following are the funds which have been allocated to Wichita as of this writing, by entitlement formula:

Public Housing Capital Fund: \$1,265,098

Homelessness Prevention and Rapid Re-Housing Program: \$1,168,490

Community Development Block Grant – R: \$764,126

Community Services Block Grant: \$1,736,332

In addition, the City continues to explore opportunities to apply for competitive program funding to further revitalize its neighborhoods and assist the community residents.





"Creating Communities of Choice"

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GENERAL

Executive Summary

This is the first year of the City of Wichita's 2009-2013 Consolidated Plan and program activities have been identified to address the needs identified in the Plan and to achieve the mission - to create communities of choice where:

- low to moderate income persons have safe, affordable housing;
- residents realize their full economic and personal potential; and
- neighborhoods are healthy, vibrant and provide quality goods and services.

This first program year will be a challenging one for the Wichita community. Just as the country is experiencing the ill effects of a weak economy, so too is the local area struggling to meet the needs of families and individuals who are without necessary resources to maintain a high quality of life. However despite the economic challenges, Wichita's commitment to create and maintain a vibrant, dynamic environment, remain strong.

Components of the 2009-2010 Action Plan will provide assistance to persons who are experiencing need for the first time as well as to those who have been without the necessary resources to realize the community's vision. All activities will meet HUD national objectives to benefit low and moderate income persons and prevention and/or elimination of slums and blight.

The City of Wichita's top two 2009-2013 Consolidated Plan priorities are housing and public services; these activities will receive top priority during 2009-2010. Safe, affordable housing will provide community stability so that the Public Services which are delivered will have a reasonable expectation of improved quality of life, leading to self-sufficiency for the recipients of Consolidated Plan-funded services.

Plan objectives and anticipated outcomes are detailed in the Housing, Homeless, Community Development and Non-Homeless Special Needs Housing sections of this Action Plan.

Table 1
Demographics for the City and Neighborhood Revitalization/Local Investment Areas

| | City of Wichita | City of Wichita (excluding NRAs) | Neighborhood Revitalization Areas |
|---------------------------------|--------------------|-------------------------------------|--------------------------------------|
| Population | 332,693 | 247,251 | 74,786 |
| White | 237,405 | 196,220 | 34,273 |
| Minority | 95,290 | 51,033 | 40,513 |
| Percent Minority | 28.64% | 20.64% | 54.17% |
| Low/Mod | 141,987 | 88,316 | 47,664 |
| Low/Mod Universe | 321,102 | 238,863 | 72,046 |
| Low/Mod Percent | 44.22% | 39.97% | 66.16% |
| Number of Households | 135,047 | 101,437 | 28,987 |
| Median Income | \$45,889 | \$51,792 | \$27,208 |
| Average Per Capita Income | \$17,854 | \$24,000 | \$11,707 |
| # of Persons Below Poverty | 37,597 | 19,329 | 16,272 |
| Poverty Universe | 328,053 | 245,425 | 72,231 |
| Percent Below Poverty | 11.46% | 7.88% | 22.53% |
| Number Employed | 160,244 | 124,433 | 30,779 |
| Number Unemployed | 9,048 | 5,393 | 3,296 |
| Percent Unemployed | 5.60% | 4.15% | 9.67% |
| Housing Units | 147,560 | 109,026 | 33,354 |
| Occupied | 135,047 | 101,437 | 28,987 |
| Vacant | 12,513 | 7,589 | 4,369 |
| Percent Vacant | 8.48% | 6.96% | 13.10% |
| Owner Occupied | 82,565 | 67,052 | 15,179 |
| Renter Occupied | 52,484 | 34,387 | 15,811 |
| Percent Renter Occupied | 35.57% | 31.54% | 47.40% |
| # housing units 1939 or earlier | 18,333 | 7,265 | 9,803 |
| % housing units 1939 or earlier | 12.42% | 6.66% | 29.39% |
| Median Year Built | 1955 | 1957 | 1948 |
| Owner Occupied Value | \$85,632 | \$100,146 | \$40,264 |
| Median Rent | \$552 | \$578 | \$469 |

Table 2
Demographics of Each Neighborhood Revitalization/Local Investment Areas

| | Core Area* | Planeview | Hilltop |
|---------------------------------|------------|-----------|----------|
| Population | 68,733 | 4,261 | 1,792 |
| White | 31,912 | 1,249 | 1,112 |
| Minority | 36,822 | 3,011 | 680 |
| Percent Minority | 53.54% | 70.66% | 67.95% |
| Low/Mod | 43,241 | 3,039 | 1,384 |
| Low/Mod Universe | 65,976 | 4,271 | 1,799 |
| Low/Mod Percent | 65.54% | 71.15% | 76.93% |
| Number of Households | 26,925 | 1,289 | 773 |
| Median Income | \$27,334 | \$26,845 | \$22,575 |
| Average Per Capita Income | \$11,795 | \$9,945 | \$11,357 |
| # of Persons Below Poverty | 14,737 | 1,108 | 427 |
| Poverty Universe | 66,175 | 4,264 | 1,792 |
| Percent Below Poverty | 22.27% | 25.98% | 23.83% |
| Number Employed | 28,473 | 1,559 | 747 |
| Number Unemployed | 3,040 | 169 | 87 |
| Percent Unemployed | 9.65% | 9.78% | 10.43% |
| Housing Units | 30,807 | 1,613 | 934 |
| Occupied | 26,925 | 1,289 | 773 |
| Vacant | 3,883 | 325 | 161 |
| Percent Vacant | 12.60% | 20.15% | 17.24% |
| Owner Occupied | 12,425 | 354 | 400 |
| Renter Occupied | 14,502 | 935 | 374 |
| Percent Renter Occupied | 47.07% | 57.97% | 40.04% |
| # housing units 1939 or earlier | 9,468 | 268 | 67 |
| % housing units 1939 or earlier | 30.73% | 16.62% | 7.17% |
| Median Year Built | 1948 | 1946 | 1947 |
| Owner Occupied Value | \$41,441 | \$26,775 | \$72,001 |
| Median Rent | \$473 | \$392 | \$443 |

In addition to the demographic data, these areas continue to require focused attention to counter the results of aging housing and infrastructure. While the City has made progress in revitalization portions of the target neighborhoods, the overall redevelopment plan is one which will require multi-year funding and focus.

Underserved Needs

The needs of the residents and property in the target areas are underserved primarily due to a lack of funds. The City invests CDBG and HOME dollars to a significant degree and encourages private development as well. However the conditions have accumulated over time and it will take time to address them all.

The City will continue to target its resources to these areas as one strategy to meet underserved needs. And, fortunately, during this First Program Year Action Plan, additional resources are available through the American Recovery and Reinvestment Act of 2009. This supplemental funding will accelerate some of the improvements which are needed and which would have been deferred for subsequent funding years.

A second strategy to address the underserved needs is to continue to provide incentives for private development in these areas. Incentives that are available in these areas include tax rebates, façade improvement funds, water/sewer tap and plant equity fee waivers, and permit fee waivers.

A third strategy will be to continue seek partnerships with other government agencies, the private and non-profit sectors, faith-based programs, and the philanthropic community. This strategy has been beneficial on various projects and provides a great opportunity to leverage resources and avoid duplication. To that end, the City and County are jointly sponsoring a consultant review of service needs in the Hilltop Neighborhood Revitalization Area and will consider strategies for implementing the recommendations which come from that study. In addition, a comprehensive master plan is being considered for the Northeast NRA, which will combine infrastructure needs with human capital design to create a holistic approach to redevelopment of that area.

First Program Year Action Plan Local Resources

Community Planning and Development funding will be available in the following amounts during 2009-2010. They are listed in total and by categorical allocation.

| | |
|-------------------------------------|--------------------|
| CDBG Annual Allocation | \$2,848,531 |
| CDBG Program Income | \$ 500,000 |
| CDBG Recaptured Funds | \$ 200,000 |
| HOME Investment Partnerships | \$1,883,537 |
| Emergency Shelter Grant | \$ 125,266 |

Community Development Block Grant

| | |
|-----------------------------|-------------|
| Housing | \$1,367,811 |
| Public Services | \$ 938,883 |
| Neighborhood Stabilization | \$ 500,000 |
| Capital Improvement | \$ 200,000 |
| Planning and Administration | \$ 541,837 |

HOME Investment Partnerships

| | |
|---|-------------|
| Projects | \$1,558,506 |
| Community Housing Development Organizations | \$ 275,031 |

Emergency Shelter Grant

| | |
|----------------------------|-----------|
| Essential Services | \$ 35,914 |
| Maintenance and Operations | \$ 73,434 |
| Homeless Prevention | \$ 9,655 |
| Administration | \$ 6,263 |

The Office of Public and Indian Housing will fund the Wichita Housing Authority as follows:

Housing Authority

| | |
|----------------------------------|--------------|
| Public Housing | \$ 4,418,023 |
| Capital Fund | \$ 999,444 |
| Section 8 Housing Choice Voucher | \$13,746,527 |

In addition to Emergency Shelter Grant funds listed above, the local Continuum of Care has been awarded \$1,922,662 for 2008.

American Recovery and Reinvestment Act of 2009

The City of Wichita has been designated to receive the following funds (by formula). While they are not a component of the Consolidated Plan, they represent a significant opportunity to invest in the lives and neighborhoods of the City's most vulnerable populations:

- Public Housing Capital Fund: \$1,265,098
- Community Development Block Grant-R: \$764,126
- Homelessness Prevention and Rapid re-housing Program: \$1,168,490

Managing the Process

Lead Agency

The Housing and Community Services Department is the lead agency for developing and administering the programs funded through the Consolidated Plan. The department's mission – to provide housing and related services to benefit the citizens and neighborhoods of Wichita – is consistent with the goals of the funds which are a part of the Plan. The department is supported by the administrative systems and organizational infrastructure of Wichita City government, which facilitates the approval and execution of contracts, processing payment requests and providing information technology support.

Process Steps

Housing and Community Services Department staff begin the process by preparing estimates of federal funding levels for the coming year. That estimate has traditionally included an expected reduction in funding. Once the estimates are developed, staff recommend funding levels for various program activities. The recommendations are based on historical demand for services as well as new initiatives – all of which must meet a national objective and be consistent with the Consolidated Plan. Because the First Program Year Action Plan was prepared in tandem with the 2009-2013 Consolidated Plan, priority funding recommendations were proposed based on the 2004-2008 Consolidated Plan.

This package is presented to the City Council for review and comment – and to the public during the City Council meeting. Once the City Council approves the estimates and recommendations, Requests for Proposals are issued for CDBG projects; invitations to submit applications are issued for HOME funded activities. Responses are reviewed by staff and by a citizens committee, and are adjusted once the final allocations are made available.

Enhanced Coordination

The City has endorsed a model program, the New Communities Initiative, which involves a collaboration of public and private agencies and local and state government. This model is working successfully to develop holistic and comprehensive service delivery in the target area. It is also being led by a policy group of local leaders represented a broad spectrum of government, private and non-profit entities. This model will continue to support the designated area through the next phase of development of a master plan.

Housing and Community Services Department staff are members of various community task forces and participate in discussion and decision-making sessions with each. They include: PACES Leadership Committee (job training and placement); Basic Needs Community Impact Council; Community Council on Homeless Advocacy; Homeless Services Provider Committee; Tenant Advisory Council (Public Housing, to name a few. The department's representation on these committees provides a link between the service providers and the Consolidated Plan initiatives.

In addition, because of the availability in the First Program Year Action Plan, of Homelessness Prevention and Rapid Re-housing Program (HPRP) funds, a special quarterly meeting will be held with local homeless services providers and other interested parties, to review the performance of this important program.

Citizen Participation

In addition to the surveys and community service provider meetings, the annual allocations were first presented to the Wichita City Council in a public hearing in December, 2008. Following that presentation requests for proposals and applications were distributed, inviting community agencies to propose or apply for funds to deliver services. A committee of citizens appointed by the City Council, the Grants Review Committee (GRC) reviewed the applications and proposals and conducted a public hearing in January, 2009, to review proposals and receive citizen comments.

The surveys, survey results, and 30 day public comment notices were publicized on the City's website and in the mainstream newspaper and also in community newspapers which target minority and non-English speaking populations.

Between the second and third City Council meetings, a 30 day public comment period was posted and citizens were invited to comment on the plan. This document reflects input from all sources of citizen participation strategies.

Citizen Comment. There was one comment received from a proposer whose proposal was not recommended for funding. The comment referenced disappointment with the outcome.

Institutional Structure

The City of Wichita has a history of successful administration of federal programs for housing, community planning and development, and the existing institutional structure will continue. The Housing and Community Services Department is responsible for administration HUD funding through the Consolidated Plan (CDBG, HOME and ESG), as well as operation of the Wichita Housing Authority which is funded through the Office of Public and Indian Housing. As the administering department, the Housing and Community Services Department utilizes the services of the City Finance, Administration and Law Departments to manage grant agreement logistics. In addition, the City Manager's Office, Public Works Department and Urban Development offices also have a role in implementing many of the programs which are funded.

The City also contracts with non-profit and for-profit housing developers and service providers, to implement components of the Annual Action Plan. Fund availability is announced through public City Council hearings and in the media. Service providers are identified through a competitive process – either through a Request for Proposals or Invitation to Apply. Housing developers include four certified Community Housing Development Organizations (CHDOs): Community Housing Services; Mennonite Housing and Rehabilitation Services; Power CDC; and Wichita Indochinese Center. These agencies apply for and receive CHDO operating and development funds through the HOME program. For-profit developers may also apply for development funding.

The Community Council on Homeless Advocacy provides assistance in review and recommendation for Emergency Shelter Grant funding.

A Council-appointed citizens committee, the Grants Review Committee, reviews all applications and makes funding recommendations to the City Manager. His recommendations are forwarded to the City Council for final approval.

Monitoring

Community Development Block Grant funded programs will be monitored in several ways. Monitoring staff carefully will review external audit documents submitted by subrecipients in the initial application for funding and make note of any irregularities which must be addressed prior to entering into a funding agreement. City contracts with subrecipients for annual funding will include performance measures which will require submission of quarterly reports on progress toward meeting those goals. City staff will review all such reports as a component of desk audits performed for each subrecipient. The desk audit will also include review of reimbursement requests. Comprehensive on-site monitoring will take place in the following situations, at a minimum:

- Within the first year for every new subrecipient.
- Any subrecipient who fails to take recommended corrective action on two consecutive desk audits.
- Projects which are at high risk of error such as public services activities which serve large numbers of people.
- Projects which are at high risk based on the amount of funds involved.

A quarterly written summary will be provided, which reflects each desk or on-site monitoring audit performed during the quarter. The summary will include strengths and weaknesses, and offers to provide technical assistance to address serious weaknesses.

The HOME Investment Partnerships program monitoring plan includes annual on-site monitoring of all projects which have been funded with HOME funds, during the affordability period. Homeownership projects receiving HOME program assistance for purchase and/or rehabilitation/construction, are subject to mortgage liens which are filed with the Register of Deeds of Sedgwick County to guarantee the required affordability period. And finally, during the development process, HOME staff will monitor construction progress in order to ensure the validity of reimbursement requests submitted for payment. Such payment requests are also reviewed to confirm that specific costs are eligible for HOME funding. Construction projects are also monitored by the City's Office of Central Inspection to ensure compliance with applicable building codes.

The Emergency Shelter Grant program will be monitored according to the CDBG monitoring protocol. However comprehensive monitoring for this program is less likely to occur with frequency due to the size of the individual contracts. However comprehensive monitoring will occur for (at a minimum):

- New subrecipients
- Subrecipients who fail to take corrective action in two consecutive desk audits.

The City of Wichita is committed to ensuring that funds are utilized to meet HUD national objectives and local goals and mission. This monitoring plan will provide that assurance.

Lead-Based Paint

he City of Wichita will continue to ensure that recipients of its services have access to housing which is lead safe. It will do so in the following ways.

Home repair projects will have risk assessments performed prior to construction. Projects costing between \$5,000 and \$25,000, are subject to homeowner notification, renovation by trained and qualified workers, temporary relocation of household members and clearance testing. Program staff are licensed Risk Assessors and receive annual training and updates to their certifications. Regardless of the amount of work performed, all homeowners receive the “Protect Your Family from Lead in Your Home” and “Renovate Right” booklets.

When homes are purchased with assistance from HOME funds, realtors are required to provide buyers with a copy of the standard lead-based paint disclosure form and booklet when the purchase contract is signed. Copies are maintained in the City’s files. The City also developed a Contract Addendum that is used in connection with the City’s down payment and closing cost assistance program. The addendum advises buyers and sellers that the City’s funds are subject to the lead paint regulations, that the City presumes lead-based paint is present in structures built before 1978, and that such structures will be inspected by the City to detect deteriorated paint. The seller will be required to correct deficiencies and to obtain the required clearance inspections prior to closing. Clearance statements and Lead Presumption notification forms are provided to the buyers at closing, and buyers are advised that repairs made with City funds will not disturb sufficient surface areas to necessitate formal clearance, but that safe work practices will be utilized.

Housing Authority-owned properties are lead-safe and therefore tenants placed in Public Housing are assured of a lead-safe living environment. Section 8 Housing Choice Voucher holders are also assured of a lead safe environment through the required property inspection process. Prior to issuance of a payment agreement with a landlord, properties are inspected and must meet Housing Quality Standards. Properties built before 1978 with chipped or peeling paint will not pass Housing Quality Standards inspections until the property is free of lead hazards. As an additional precaution, the Section 8 Housing Choice Voucher program also cross references its units with units where children have been identified as having elevated blood levels (EBL) by the Kansas Department of Health and Environment. To date, no subsidized addresses have matched the state’s addresses.

HOUSING

Specific Housing Objectives

Following are the priorities and specific objectives that the City of Wichita hopes to achieve in the First Program Year.

- *Promote Homeownership* by a) increasing the number of first time homebuyers, b) increasing the housing stock available to first time homebuyers, c) maintain safe housing for existing homeowners through home repair programs.
- *Assist low to moderate income renters* by a) maintaining an occupancy level of 98 percent or higher in our public housing units, b) maintaining a 98 percent or higher lease-up rate in our Section 8 program, c) depending on available funding, provide resources to repair property for rent to low to moderate income families and individuals, d) encourage and participate in the development of new affordable rental units.
- *Assist the homeless population* by a) providing funds to support emergency shelter services, b) depending on funding availability provide funds to support transitional housing programs, c) provide funds to establish a resource and referral center, d) provide funds to prevent homelessness, and e) provide affordable permanent housing, e) administer homeless assistance.
- *Enhance the quality of life for low to moderate income homebuyers, homeowners, and renters* by a) providing information about maintaining their housing, b) provide information about how to purchase a home, c) provide information and resources about modifying homes to accommodate special needs.
- *Enhance low to moderate income neighborhoods* by a) funding blight elimination programs, and b) funding programs to acquire and rehabilitate blighted properties, c) funding neighborhood infrastructure projects.

The following table details objectives, anticipated resources, and the estimated number of units to be produced or families to be assisted.

Needs of Public Housing

Since the Wichita Housing Authority is a part of the Housing and Community Services Department, department staff are ideally positioned to deliver comprehensive and coordinated services. In particular, the department encourages Public Housing tenants and Section 8 Housing Choice Voucher holders, to explore the possibility of homeownership with assistance from the HOME program. During the 2004-2008 Consolidated Plan period, 25 Section 8 Housing Choice Voucher holders became homeowners with assistance from the HOME program.

Barriers to Affordable Housing

The City of Wichita does not have regulatory barriers to affordable housing however it is silent on policy measures which could enhance the availability of affordable housing. The City of Wichita waives building permit, water, and sewer tap fees in the Neighborhood Revitalization Area for new construction. These waivers are established to encourage development within the central city and are most often used by property owners who are improving residential property.

The greatest barrier associated with housing development and support lies in the marketing of the available programs and incentives. The City will increase its marketing efforts, primarily through the use of the City's public television channel – City 7.

Specific Housing Objectives: 2009-2010

| Objective | Resources | Estimate Funding Amt | Units |
|---|--|--|--------------------|
| Promote homeownership | | | |
| A. Increase number of first time home buyers | HOME, local lender pool, local banks and financial institutions | HOME Admin \$79,208 HOME 80 \$553,122 | 29 |
| B. Increase number of affordable single family homes for purchase | HOME, local banks and financial institutions, Neighborhood Stabilization Program (NSP) | HOME Admin \$79,208 CHDO SF DEV \$237,625 | 6 |
| C. Maintain safe housing for existing homeowners through home repair programs | CDBG, HOME, Affordable Housing Program, non-profits, local builders' associations, local job training programs | Home Repair \$493,931 Hsg Dev Loan \$400,000 Deferred Loan \$ 35,000 | 240 |
| Assist low to moderate income renters | | | |
| D. Maximize Public Housing inventory by maintaining 98+% occupancy | Office of Public and Indian Housing | Rent Sub \$1,600,000 Cap Fund \$2,100,000 | 566 |
| E. Maximize Housing Choice Voucher program by maintaining 98+% utilization | Office of Public and Indian Housing, Supportive Housing Program | PIH HCV HAP \$11,800,000 | 2500 |
| F. Encourage and participate in development of new affordable rental units | HOME, federal Housing Tax Credit program, local tax incentive programs, City Council endorsement | No Cost | |
| Assist the homeless population | | | |
| G. Provide funds to support emergency services | CDBG ESG | \$269,033 \$106,461 | 4,988 |
| H. Provide funds to support transitional housing programs | TBD | | |
| I. Provide funds to establish a resource and referral center | CDBG | \$200,000 | Homeless community |
| J. Provide funds to prevent homelessness | ESG HPRP | \$12,542 \$181,544 | 43 622 |
| K. Provide affordable permanent housing | CDBG, Office of Public and Indian Housing, Faith-Based partners, community non-profits, HPRP, local general revenues | City of Wichita \$143,250 PIH VASH \$48,118 Sedgwick Co. \$191,368 | 64 |
| L. Homeless assistance program oversight | ESG CDBG | ESG \$6,263 Housing First \$63,605 | N/A |

| Objective | Resources | Estimate Funding Amt | Units |
|---|--|---|----------|
| Enhance the quality of life for low to moderate income homebuyers, homeowners and renters | | | |
| M. Provide information as to how to maintain their housing | CDBG, HOME, Office of Public and Indian Housing, community counseling agencies | In-Kind | Unknown |
| N. Provide information regarding how to purchase a home | HOME, community counseling agencies, CHDOs | CHDO Operating \$50,000 | Unknown |
| O. Provide information and resources to address the need to modify homes to accommodate special needs | CDBG | NIS Admin \$482,173 | Unknown |
| Enhance low to moderate income neighborhoods | | | |
| P. Fund blight elimination programs | CDBG, HOME, NSP | Demolition \$176,000 N'hood Clean-ups \$50,000 | 37 19 |
| Q. Fund programs to acquire blighted properties and restore them | CDBG, HOME, NSP | Boarded up Home program \$150,000 | 3 |
| R. Fund neighborhood Infrastructure Projects | CDBG | \$500,000 | 4 |

HOME Investment Partnerships Program

The City of Wichita will not utilize forms of investment of HOME funds, other than those described in 24 CFR 92.205 (b), and does not plan to use HOME funds to refinance existing debt secured by multifamily housing.

HOME funding will be utilized to provide down payment and closing costs assistance loans for owner-occupant homebuyers with household incomes not exceeding 80 percent of the median income level for the Wichita MSA. The City's homeownership assistance program is known as HOMEownership 80.

The City will utilize the "recapture" option in connection with its homebuyer assistance program, as described in 24 CFR 92.254, of the HOME regulation. Financial assistance available under the City's HOMEownership 80 program is provided in the form of loans secured by a second and/or third mortgage with an acceleration clause to call the entire note due and payable in the event of subsequent sale or when the property ceases to be owner-occupied. A statement of owner-occupancy is an element of the second mortgage. In the event the re-sale price of the HOME-assisted property is insufficient to pay for closing costs, sales expenses and outstanding mortgage balances, the HOME subsidy loan may be forgiven in whole or in part, provided the seller (original program participant) does not receive any proceeds from the sale of the home at the time of closing. This provision also applies to foreclosure sales.

The City will not attempt to share in any of the appreciation a homebuyer may realize upon the re-sale of a home. Information regarding these policies is included in the debt instruments and is also covered in pre-purchase counseling that is required in order to participate in the HOMEownership 80 program.

The City of Wichita believes affordability is best achieved by making HOME subsidies available through zero-interest deferred payment loans, which have no monthly payment obligation. By making these loans due and payable upon re-sale, the HOME funding can be "recycled" in order to carry out additional affordable housing projects. All loan repayments are considered to be Program Income, and must be used in connection with HOME-eligible projects. HOMEownership 80 loan funds repaid during the affordability period are considered to be "recaptured" funds.

The City's loan documents include a provision for partial loan forgiveness, in connection with its HOMEownership 80 program. Upon expiration of the applicable affordability period, the City will forgive 50 percent of the loan provided for down payment and closing costs, and if a loan for rehabilitation was provided in connection with the purchase, the entire loan will be forgiven following the end of the applicable affordability period.

The City's Housing and Community Services Department currently publishes a bi-monthly newsletter, "Around the House", which is mailed to residents of Public Housing and Section 8 Program clients. This newsletter serves as a means to conduct outreach to citizens served under these programs, by providing information regarding the availability of ADDI program assistance. Outreach to tenants of manufactured housing will be conducted in the form of mass mailings, and through affirmative marketing strategies undertaken by the City's non-profit housing developers.

HOMELESS

Sources of Funds

During the 2009-10 year, the City of Wichita will receive \$125,266 Emergency Shelter Grant (ESG) funds to assist the homeless population by supporting essential services, maintenance and operations and homeless prevention. The City will contract with Catholic Charities, Inter-Faith Ministries, The Salvation Army, the Young Women's Crisis Center and Center of Hope, to provide these services. These organizations were identified through a competitive proposal process and reviewed by a citizens committee prior to approval by the Wichita City Council. Organizations which serve victims of domestic violence will also receive support from the Community Development Block Grant (CDBG) program, Public Services category. Funds will be used for counseling and operational costs of the facilities.

In addition the City of Wichita and Sedgwick County have committed general funds to pay for rent subsidies for chronically homeless persons participating in the Housing First program. In the Housing First program, chronically homeless persons are offered immediate permanent housing with the option of receiving supportive services. All participants agree to meet at least weekly with a case manager and to adhere to the lease requirements. City staff administers this program.

Homelessness Prevention and Rapid Re-Housing Program (HPRP) funds will also be available in the Wichita community during the 2009-10 program years. These funds will be used to (rapidly) place homeless persons in permanent housing and to prevent homelessness by providing financial assistance to persons who are at imminent risk of becoming homeless. The City will contract with community agencies to implement the program. Contracts will be executed following HUD approval of the City's substantial amendment to the 2008-09 Consolidated Plan Annual Plan.

Homelessness

The action plan will provide funding support to each phase of the continuum of services outlined in the Consolidated Plan. Emergency shelter will be provided to homeless individuals and families with support from the ESG program. In addition, victims of domestic violence will receive shelter and counseling through ESG and CDBG funds. There are no obstacles foreseen due to the fact that the homeless services provider network collaborates on a regular basis to avoid duplication and enhance seamless service delivery.

Chronic Homelessness

The Task Force on Ending Chronic Homelessness presented a five-point plan to the Wichita City Council and the Sedgwick County Commission in March, 2008. The five points of the plan are: 1) Establish a one-stop Resource and Referral Center; 2) Implement a Housing First program; 3) Identify strategies to meet unfilled needs for emergency shelter for the next 2-3 years; 4) Identify sustainable funding sources; and 5) Create an oversight committee to ensure implementation of the other four strategies. The oversight committee is in place and the Housing First program has been implemented. A capital campaign to create a Resource and Referral Center is in place; the center is expected to open in 2010. The other strategies have not yet been implemented.

Homelessness Prevention

Homeless prevention will be the focus of programs funded with Recovery Act funds, which will be in place no later than September 30, 2009. Agencies which will operate this program under contract with the City of Wichita will provide payments for utilities, rent and other eligible costs to ensure that persons at risk can avoid eviction and become stabilized. In addition, a small amount has been designated from the Emergency Shelter Grant allocation for homeless prevention. In both cases funds will be used to resolve unpaid rent or utility payments which are creating the possibility of eviction.

Discharge Policy

The City of Wichita Continuum of Care is working with local and state agencies to ensure that a discharge policy is in place which avoids creating a homeless population among persons who are discharged from various state and local institutions. Policy discussions include Kansas Departments of Social and Rehabilitation Services, Aging, and Corrections. Local discussions also include the United Way of the MidPlains, the City of Wichita and Sedgwick County.

COMMUNITY DEVELOPMENT

The City of Wichita's non-housing priority community development needs have been identified in various neighborhood plans. Specifically they include public facilities such as improved sidewalks, street improvements and street layout. These are most frequently mentioned in each of the five plans for the target areas and are therefore rated at the highest priority level. In addition the neighborhood plans include the need for new or improved neighborhood parks, open spaces and pedestrian walkways.

The plans also stress the need for community gathering places so that residents can be informed and have a voice in their future. The Neighborhood City Halls currently provide that outlet and the Community Development Block Grant-funded positions facilitate the use of those facilities for the benefit of the surrounding neighborhoods. In the First Program Year Action Plan, the Neighborhood Assistant positions will be funded to continue to provide this service.

Public Services initiatives address priority needs often mentioned in the neighborhood plans as well as in responses to the priority needs survey. Youth programs are specifically mentioned and the First Program Year Action Plan will fund afterschool recreation and enrichment and summer youth employment.

One significant investment in non-housing community development needs is the proposed commitment to the capital campaign to create a resource and referral center for homeless persons. This was identified as a need in the Task Force on Ending Chronic Homelessness report in 2008 and is expected to open in 2010.

Code enforcement is being supported in the non-housing community development needs in the form of funds to demolish blighted properties. This has been a consistently high priority need as expressed by residents who live in areas where such blighting conditions exist.

While no economic development activities are planned in the First Program Year Action Plan, there will be opportunities for job creation through the City's receipt of funds through the American Recovery and Reinvestment Act of 2009. Additionally, one of the targeted areas is slated to have a comprehensive master plan created. Once that plan is in place there will be public infrastructure, commercial and housing rehabilitation strategies, as well as public services recommendations to address the human capital needs. This will result in a long term strategy to achieve nearly every CDBG program objective, to benefit the low and moderate income residents of the area.

Specific Objectives

Following is a summary of specific objectives listed in the Housing and Community Development Activities chart. All activities are short term for Year One of the Consolidated Plan, unless otherwise noted.

Public Facilities and Improvements

03: develop or improve 4 parks and/or neighborhood centers

03A: develop one senior center following consultant needs assessment (Long Term)

03C: develop resource and referral center for the homeless

03E: develop or expand neighborhood meeting space in at least one target area (Long Term)

03F: develop new parks in target areas (Long Term)

03I: create flood drain improvements in target area (Long Term)
03J: create water and sewer improvements (Long Term)
03K: initiate street improvements (Long Term)
03L: complete 5 sidewalk projects

Clearance and Demolition

04: Fund 39 projects

Public Services

05: fund 8 public services projects
05A: provide 10 units of services for seniors
05D: fund 5 youth projects
05E: develop or improve 4 transportation projects (Long Term)
05F: fund substance abuse treatment services (Long Term)
05G: fund 2 projects that serve victims of domestic violence
05H: fund or support one employment training program
05I: fund or support one crime awareness program
05J: fund or support one fair housing activity
05K: fund one project to increase access to health services (Long Term)
05Q: provide support for one subsistence payment program

Other

12: provide funds or support for the construction of 31 single family homes (HOME)
13: provide funds or support for direct homeownership assistance
14A: provide funds for rehab of 240 single unit residential projects (HOME and CDBG)
14B: provide funds for rehab of multi-family residential projects (Long Term)
14F: provide funds for 40 improvements to single family properties which increase energy efficiency
14G: provide funds to acquire 20 properties for rehabilitation
14H: provide funds for administration for rehab projects
14I: provide funds for 6 projects which address lead paint testing and/or abatement
16A: provide funds for 4 residential historic preservation projects
16B: provide funds for one non-residential historic preservation project
17A: fund 2 land acquisition projects (Long Term)
19E: utilize CDBG funds to rehab 20 foreclosed properties

Planning

21A: fund 6 positions to administer Consolidated Plan programs
21B: provide funds to cover 5 units of indirect costs to support Consolidated Plan programs
21D: fund 1 fair housing activity

HOPWA

The City of Wichita does not administer HOPWA funds.

HOME

Produce 31 new owner units
Rehabilitate one existing owner unit
Provide homeownership assistance to 39 homebuyers

Antipoverty Strategy

The City of Wichita will continue to support the programs which are the primary focus of antipoverty strategies. Although not funded through the Consolidated Plan, the City's Career Development Office receives Community Services Block Grant funds. These and other financial resources are used to assist persons referred by the State Department of Social and Rehabilitation Services or those who self-refer, to gain or improve their employment. This office also helps connect participants with support networks to prepare them for self-sufficiency.

The Wichita Housing Authority will also continue to offer the Family Self-Sufficiency program which is designed to help Housing Choice Voucher holders establish and reach self-sufficiency goals. This program's goal is to maintain a minimum of 200 families in the program.

The City will continue its partnership with the local Internal Revenue Service office to encourage families to apply for the earned income tax credit. And the city will refer clients to case managers who have received SSI/SSDI Outreach, Access and Recovery (SOAR) training so that they can receive assistance applying for Supplemental Security Income benefits.

NON-HOMELESS SPECIAL NEEDS HOUSING

The City of Wichita does not receive HOPWA funding as an entitlement grant. Thus, the needs of persons living with HIV/AIDS are addressed in the context of City programs which serve any special needs population.

The housing needs of special populations are addressed through the Wichita Housing Authority's Housing Choice Voucher program, specifically the Shelter Plus Care component. One of the partners in the Shelter Plus Care program is Positive Directions, which is an AIDS Service organization. Positive Directions staff make referrals to the Housing Authority and when certificates are available, clients are housed with rent subsidies. Positive Directions provides case management support during the period the client is housed. This program will continue using federal funds made available through the Continuum of Care.

The State Department of Health and Environment contracts with local service providers for delivery of services to this population using HOPWA funds. The City of Wichita is confident in the ability of these providers to work on behalf of their clients by locating suitable housing and providing appropriate supportive services. Following is an excerpt from the Kansas 2009-2013 Consolidated Plan which details the funding and service delivery system:

The University of Kansas School of Medicine-Wichita, Medical Practice Association (UKSM-W MPA), is the program sponsor for the Kansas HOPWA Program. In 1993 the UKSM-W MPA received federal funding to administer a statewide Ryan White, Part C, CARE Act program under the medical direction of Dr. Donna E. Sweet. The UKSM-W MPA HIV program provides primary care for 60 percent of the clients in the Kansas Ryan White Part BV program and over 80 percent of clients in Western, South central, and Southeast Kansas. The UKSM-W MPA HIV program will administer the payment of HOPWA housing assistance and other requests for assistance submitted through the Ryan White case management system.

Following are spreadsheets which provide detail on planned expenditures for the First Program Year Action Plan.

2009-2010 CONSOLIDATED PLAN ALLOCATIONS

10-Jun-09

CDBG - CAPITAL

| | COMMUNITY DEVELOPMENT BLOCK GRANT Capital Projects | 2008/2009 ALLOCATIONS | 2009/2010 SUGGESTED ALLOCATIONS | CITY STAFF | CITY COUNCIL |
|--|---|--------------------------|---------------------------------------|------------------|------------------|
| | Capital Improvement Projects | | | | |
| | - Homeless Resource & Referral Center | | \$200,000 | \$200,000 | \$200,000 |
| | Total - Capital Projects | \$0 | \$200,000 | \$200,000 | \$200,000 |

CDBG - HOUSING

| | COMMUNITY DEVELOPMENT BLOCK GRANT Housing Projects | 2008/2009 ALLOCATIONS | 2009/2010 SUGGESTED ALLOCATIONS | CITY STAFF | CITY COUNCIL |
|--|--|--------------------------|---------------------------------------|--------------------|--------------------|
| | Office of Central Inspection | | | | |
| | Demolition and Clearance of Dangerous and Unsafe Buildings | \$171,000 | \$171,000 | \$171,000 | \$171,000 |
| | Housing and Community Services | | | | |
| | - NIS Administration | \$457,894 | \$482,173 | \$482,173 | \$482,173 |
| | - Home Repair | \$395,277 | \$659,467 | \$659,467 | \$659,467 |
| | - Rental Housing Loan Program | \$100,000 | | | |
| | Community Based Home Repair | | | | |
| | - Neighborhood Clean-Up | \$50,000 | \$50,000 | \$50,000 | \$50,000 |
| | - Secondary Structure Demolition Program | \$5,000 | \$5,000 | \$5,000 | \$5,000 |
| | Total - Housing Projects | \$1,179,171 | \$1,367,640 | \$1,367,640 | \$1,367,640 |

CDBG - ECONOMIC DEVELOPMENT

| | COMMUNITY DEVELOPMENT BLOCK GRANT Economic Development | 2008/2009 ALLOCATIONS | 2009/2010 SUGGESTED ALLOCATIONS | CITY STAFF | CITY COUNCIL |
|--|---|--------------------------|---------------------------------------|---------------|-----------------|
| | - 13th/Grove Grocery Store Loan Guaranty (July 12, 2005) | | | | |
| | Total - Economic Development | \$0 | \$0 | \$0 | \$0 |

CDBG - NEW COMMUNITIES INITIATIVE/STOPBLIGHT

| | COMMUNITY DEVELOPMENT BLOCK GRANT Housing and Community Services | 2008/2009 ALLOCATIONS | 2009/2010 SUGGESTED ALLOCATIONS | CITY STAFF | CITY COUNCIL |
|--|---|--------------------------|---------------------------------------|---------------|-----------------|
| | - NCI/StopBlight/START - Property Improvements | \$328,500 | | | |
| | - NCI/StopBlight/START - Neighborhood Inspector | \$61,500 | | | |
| | Total - New Communities Initiatives | \$390,000 | \$0 | \$0 | \$0 |

CDBG - NEIGHBORHOOD INITIATIVES/PROGRAM INCOME

| | COMMUNITY DEVELOPMENT BLOCK GRANT Neighborhood Stabilization | 2008/2009 ALLOCATIONS | 2009/2010 SUGGESTED ALLOCATIONS | CITY STAFF | CITY COUNCIL |
|--|---|--------------------------|---------------------------------------|------------------|------------------|
| | CDBG Program Income: 08-09 | \$400,000 | | | |
| | CDBG Program Income: 09-10 | | | \$500,000 | \$500,000 |
| | Total - Neighborhood Initiatives | \$400,000 | \$0 | \$500,000 | \$500,000 |

| 2009-2010 CONSOLIDATED PLAN ALLOCATIONS | | | | 10-Jun-09 | | |
|---|---|--------------------------|---------------------------------------|----------------------------|--------------------|------------------|
| CDBG - PUBLIC SERVICES | | | | | | |
| | COMMUNITY DEVELOPMENT BLOCK GRANT Public Services - CAP is \$1,163,310 | 2008/2009 ALLOCATIONS | 2009/2010 SUGGESTED ALLOCATIONS | GRANTS REVIEW COMMITTEE | CITY STAFF | CITY COUNCIL |
| | City Manager's Office | | | | | |
| | - Neighborhood Assistance Program (DAB) | \$325,108 | \$343,059 | | \$343,059 | \$343,059 |
| | Housing and Community Services | | | | | |
| | - Housing First Project Coordinator | \$60,000 | \$63,605 | | \$63,605 | \$63,605 |
| RFP | Women's Services | | \$269,033 | | \$269,033 | \$269,033 |
| | - Catholic Charities, Inc. - Harbor House | \$112,033 | | \$118,375 | | |
| | - YWCA of Wichita - Women's Crisis Center/Safehouse | \$157,000 | | \$150,658 | | |
| RFP | Youth Recreation and Enrichment | | \$100,000 | | \$100,000 | \$100,000 |
| | -YMCA (Youth Recreation Alliance) | \$100,000 | | \$74,000 | | |
| | - Inter-Faith Ministries GoZones! | | | \$18,000 | | |
| | - BBBS Leaders, Achievers, and Winners Camp | | | \$8,000 | | |
| RFP | Summer Youth Employment | | \$163,186 | | 163,186 | 163,186 |
| | - Wichita Family Services Institute | \$51,846 | | \$68,969 | | |
| | - Wichita Indochinese Center | \$81,593 | | \$0 | | |
| | - YMCA - Job Prep | \$0 | | \$94,217 | | |
| | Total - Public Services | \$887,580 | \$938,883 | \$532,219 | \$938,883 | \$938,883 |
| CDBG - PLANNING AND ADMINISTRATION | | | | | | |
| | COMMUNITY DEVELOPMENT BLOCK GRANT Planning and Administration - CAP is \$569,706 | 2008/2009 ALLOCATIONS | 2009/2010 SUGGESTED ALLOCATIONS | CITY STAFF | CITY COUNCIL | |
| | Housing and Community Services | | | | | |
| | - CDBG Indirect Costs | \$66,390 | \$57,749 | \$57,749 | \$57,749 | |
| | - CDBG Program Management | \$334,239 | \$351,217 | \$351,217 | \$351,217 | |
| | - Fair Housing Initiatives | \$10,000 | \$10,000 | \$10,000 | \$10,000 | |
| | Planning Department | | | | | |
| | - Historic Preservation Planning | \$92,117 | \$97,161 | \$97,161 | \$97,161 | |
| | - Mandated Consolidated Plan Activities | \$24,255 | \$25,710 | \$25,710 | \$25,710 | |
| | Total - Planning and Admin. | \$527,001 | \$541,837 | \$541,837 | \$541,837 | |
| | GRAND TOTAL - CDBG | \$3,383,752 | \$3,048,360 | \$3,548,360 | \$3,548,360 | |
| Note: The 09-10 total includes allocation of \$2,848,360, \$200,000 from recaptured unexpended funds and \$500,000 in program income. | | | | | | |

| 2009-2010 CONSOLIDATED PLAN ALLOCATIONS | | | | 10-Jun-09 | | |
|---|---|--------------------------|---------------------------------------|----------------------------|-----------------|-----------------|
| HOME PROJECTS | | | | | | |
| | HOME INVESTMENT PARTNERSHIPS PROGRAM Projects | 2008/2009 ALLOCATIONS | 2009/2010 SUGGESTED ALLOCATIONS | CITY STAFF | CITY COUNCIL | |
| | Housing and Community Services | | | | | |
| | - HOME Investment Partnership Administration | \$165,008 | \$183,353 | \$183,353 | \$183,353 | |
| | - HOME Operating Funds for CHDO's | \$75,000 | \$50,000 | \$50,000 | \$50,000 | |
| | - HOMEownership 80 Program* | \$563,217 | \$590,153 | \$590,153 | \$590,153 | |
| | - 2007 ADDI Downpayment/Closing Costs Grants** | | | | | |
| | - 2008 ADDI Downpayment/Closing Costs Grants** | \$15,610 | \$0 | \$0 | \$0 | |
| | - Boarded-up House Program | \$200,000 | \$300,000 | \$300,000 | \$300,000 | |
| | - Housing Development Loan Program | \$205,031 | \$400,000 | \$400,000 | \$400,000 | |
| | - Deferred Loan Program | \$175,000 | \$35,000 | \$35,000 | \$35,000 | |
| | Total HOME Projects | \$1,398,866 | \$1,558,506 | \$1,558,506 | \$1,558,506 | |
| | | | | | | |
| | | | | | | |
| | HOME INVESTMENT PARTNERSHIPS PROGRAM CHDO Set Aside Projects | 2008/2009 ALLOCATIONS | 2009/2010 SUGGESTED ALLOCATIONS | GRANTS REVIEW COMMITTEE | CITY STAFF | CITY COUNCIL |
| | CHDO Set Aside | | \$275,031 | | \$275,031 | \$275,031 |
| | Community Housing Services | | | | | |
| | - Single Family Home Development | \$65,434 | | \$46,582 | \$46,582 | \$46,582 |
| | Mennonite Housing Rehab Services (MHRS) | | | | | |
| | - Single Family Home Development | \$123,596 | | \$102,039 | \$102,039 | \$102,039 |
| | Power CDC | | | | | |
| | - Single Family Home Development | \$77,884 | | \$89,004 | \$89,004 | \$89,004 |
| | Wichita Indochinese Center | | | | | |
| | - Single Family Home Development | \$0 | | | | |
| | Total CHDO Set Aside Projects | \$266,914 | \$275,031 | \$237,625 | \$512,656 | \$512,656 |
| | Subtotal - HOME & CHDO Set Aside Projects | \$1,665,780 | \$1,833,537 | | \$2,071,162 | \$2,071,162 |
| | GRAND TOTAL - HOME | \$1,665,780 | \$1,833,537 | \$1,796,131 | \$2,071,162 | \$2,071,162 |

REVISED: April 14, 2009

2009-2010 CONSOLIDATED PLAN ALLOCATIONS

10-Jun-09

ESG PROJECTS

| | EMERGENCY SHELTER GRANT | 2008/2009 ALLOCATIONS | 2009/2010 SUGGESTED ALLOCATIONS | GRANTS REVIEW COMMITTEE | CITY STAFF | CITY COUNCIL |
|--|---|--------------------------|---------------------------------------|----------------------------|------------------|------------------|
| | Emergency Shelter Grant - Final Allocation | | | | | \$125,266 |
| | Essential Services - Maximum Allocation (30%) | | \$37,579 | | | |
| | - Catholic Charities - Anthony Family Shelter | \$4,659 | | \$5,693 | \$4,659 | \$4,659 |
| | - Inter-Faith Ministries - Inter-Faith Inn | \$4,258 | | \$4,214 | \$4,258 | \$4,258 |
| | - Inter-Faith Ministries - Safe Haven | \$0 | | \$1,000 | \$0 | \$0 |
| | - Salvation Army - Emergency Lodge | \$6,311 | | \$16,440 | \$6,311 | \$6,311 |
| | - United Methodist Open Door | \$20,771 | | \$0 | \$20,686 | \$20,686 |
| | Maintenance and Operations | | \$43,845 | | | |
| | - Catholic Charities - Anthony Family Shelter | \$19,488 | | \$24,272 | \$19,389 | \$19,389 |
| | - Catholic Charities - Harbor House | \$6,689 | | \$8,920 | \$6,662 | \$6,662 |
| | - Inter-Faith Ministries - Inter-Faith Inn | \$19,544 | | \$22,125 | \$19,447 | \$19,447 |
| | - Inter-Faith Ministries - Safe Haven | \$8,755 | | \$8,813 | \$8,719 | \$8,719 |
| | - Salvation Army - Emergency Lodge | \$15,708 | | \$10,960 | \$15,618 | \$15,618 |
| | - YWCA - Women's Crisis Center | \$3,614 | | \$4,024 | \$3,599 | \$3,599 |
| | Homeless Prevention - Maximum Allocation (30%) | | \$37,579 | | | |
| | - Center of Hope - Rent Assistance | \$9,693 | | \$12,542 | \$9,655 | \$9,655 |
| | Administration - Maximum Allocation (5%) | | \$6,263 | | | |
| | - Human Services Department - ESG Administration | \$6,289 | | \$6,263 | \$6,263 | \$6,263 |
| | GRAND TOTAL - ESG | \$125,779 | \$125,266 | \$125,266 | \$125,266 | \$125,266 |



City of Wichita
City Council
May, 2009

Carl Brewer, Mayor
Jim Skelton, District 3 and Vice Mayor
Paul Gray, District 4
Jeff Longwell, District 5
Janet Miller, District 6
Sue Schlapp, District 2
Lavonta Williams, District 1

